

2. We the jury unanimously award the Plaintiff actual damages on the Negligence Cause of Action in the sum of:

\$ 22,000,000.00 (Enter amount in Dollars)

TWENTY-TWO Million AND 00/100 Dollars

and 00 Cents. (Enter Dollar amount in words).

(Enter the jury's determination of the amount of Plaintiff's actual damages as to the negligence claim, and proceed to Section I.B.).

B. Breach of Warranty Cause of Action

1. Warranty of Workmanship.

a. We the jury unanimously find that the following Defendant(s) breached an implied warranty of workmanship:

(Make a separate determination as to each individual defendant listed below. If you find that an individual Defendant breached the warranty of workmanship, select that Defendant's box. If you find that no individual Defendants breached a warranty of workmanship, select only the last box below.)

- Creekstone SC I, LLC
- Creekstone Management
- We find that none of the Defendants breached an implied warranty of workmanship

If you checked the last box above, this ends your inquiry as to the Breach of Warranty of Workmanship and you should proceed to Section I.B.2. of this Special Verdict Form.

If you checked one or more of the individual Defendants' boxes, proceed to Section I.B.1.b.

b. We the jury unanimously find that the Plaintiff's actual damages for the breach of the warranty of workmanship are:

\$ 22,000,000.00 (Enter amount in Dollars)

TWENTY-TWO MILLION Dollars

and ZERO Cents. (Enter Dollar amount in words).

(Enter the jury's determination of the amount of Plaintiff's actual damages as to the breach of the warranty of workmanship, and proceed to Section I.B.2.).

2. Warranty of Habitability.

a. We the jury unanimously find as to whether the Defendant East Bridge Lofts, LLC breached an implied warranty of habitability:

(Make a separate determination as to the individual defendant listed below. If you find that the individual Defendant breached the warranty of habitability, select that Defendant's box. If you find that the individual Defendant did not breach a warranty of habitability, select only the last box below.).

- We find for the Plaintiff East Bridge Town Lofts Property Owners Association, LLC
- We find for the Defendant East Bridge Lofts, LLC

If you found for the Defendant East Bridge Lofts, LLC, this ends your inquiry as to the breach of the warranty of habitability and you should proceed to Section I.C. of this Special Verdict Form.

If you found for the Plaintiff East Bridge Town Lofts Property Owners Association, LLC, proceed to Section I.B.2.b.

b. We the jury unanimously find that the Plaintiff's actual damages for the breach of the warranty of habitability are:

\$ 22,000,000.00 (Enter amount in Dollars)

TWENTY-TWO MILLION Dollars

and ZERO Cents. (Enter Dollar amount in words).

(Enter the jury's determination of the amount of Plaintiff's actual damages as to the breach of the warranty of habitability, and proceed to Section I.C.).

C. Breach of Fiduciary Duty Cause of Action

1. On Plaintiff's cause of action for breach of a fiduciary duty, we the jury unanimously find that the following Defendant(s) breached a fiduciary duty owed to Plaintiff:

(Make a separate determination as to each individual defendant listed below. If you find that an individual Defendant breached a fiduciary duty owed to Plaintiff, select that Defendant's box. If you find that no individual Defendants breached a fiduciary duty owed to Plaintiff, select only the last box below.).

- East Bridge Lofts, LLC
- Creekstone Management
- We find that none of the Defendants breached a fiduciary duty owed to Plaintiff

If you checked the last box above, this ends your inquiry on this Cause of Action and you should proceed to Section I.E. of this Special Verdict Form.

If you checked one or more of the individual Defendants' boxes, proceed to Section I.D.2.

2. We the jury unanimously find that the Plaintiff's actual damages on the breach of fiduciary duty Cause of Action are:

\$ 22,000,000.00 (Enter amount in Dollars)

TWENTY-TWO MILLION Dollars

and ZERO Cents. (Enter Dollar amount in words).

(Enter the jury's determination of the amount of Plaintiff's actual damages as to the breach of fiduciary duty claim, and proceed to Section II).

D. Unfair Trade Practices Cause of Action.

1. On Plaintiff's cause of action for unfair trade practices, we the jury unanimously find that the following Defendant(s) engaged in an unfair or deceptive act or practice while conducting trade or commerce that affected the public interest:

(Make a separate determination as to each individual defendant listed below. If you find that an individual Defendant engaged in an unfair or deceptive act or practice while conducting trade or commerce that affected the public interest, select that Defendant's box. If you find that no individual Defendants engaged in an unfair or deceptive act or practice while conducting trade or commerce that affected the public interest, select only the last box below.).

- East Bridge Lofts, LLC
- Creekstone SC I, LLC
- Creekstone Management
- We find that none of the Defendants engaged in an unfair or deceptive act or practice while conducting trade or commerce that affected the public interest

If you checked the last box above, this ends your inquiry on this Cause of Action and you should proceed to Section I.D. of this Special Verdict Form.

If you checked one or more of the individual Defendants' boxes, proceed to Section I.C.2.

2. On Plaintiff's cause of action for unfair trade practices, we the jury unanimously find:

(Select one of the choices below)

Plaintiff has established that it has suffered an ascertainable loss of money or property. (If this choice is selected proceed to Section I.C.3.).

OR

Plaintiff has not established that it has suffered an ascertainable loss of money or property. (If this choice is selected this ends your inquiry on this Cause of Action and you should proceed to Section I.D. of this Special Verdict Form.).

3. We the jury unanimously find that the Plaintiff's actual damages on the unfair trade practice Cause of Action are:

\$ 22,000,000.00 (Enter amount in Dollars)

TWENTY-TWO MILLION Dollars

and ZERO Cents. (Enter Dollar amount in words).

(Enter the jury's determination of the amount of Plaintiff's actual damages as to the unfair trade practices claim, and proceed to Section I.D.).

Section II – Determinations of Gross Negligence and Wanton, Willful or Reckless Conduct.

A. Gross Negligence

We the jury unanimously find by a preponderance of the evidence that the following Defendant(s) conduct constitutes gross negligence:

(Make a separate determination as to each individual defendant listed below. If you find that an individual Defendant was grossly negligent, select that Defendant's box. If you find that no individual Defendants were grossly negligent, select only the last box below.)

- East Bridge Lofts, LLC
- Creekstone SC I, LLC
- Creekstone Management
- We find that none of the Defendants were grossly negligent

Proceed to Section II.B.

B. Wanton, Willful or Reckless Conduct

We the jury unanimously find by clear and convincing evidence that the conduct of the following Defendant(s) was reckless, willful and/or wanton:

(Make a separate determination as to each individual defendant listed below. If you find by clear and convincing evidence that an individual Defendant's conduct was reckless, willful and/or wanton, select that Defendant's box. If you find that no individual Defendants' conduct was reckless, willful or wanton, select only the last box below.)

- East Bridge Lofts, LLC
- Creekstone SC I, LLC
- Creekstone Management
- We find that none of the Defendants' conduct was reckless, willful and/or wanton

If you checked the last box above then you have completed this stage deliberations and should proceed to the Foreperson's signature block at the end of this document.

If you checked one or more of the individual Defendants' boxes, proceed to Section III.

Section III – Punitive Damages

If you selected any of the defendants in Section II.B., complete this section.

We the jury unanimously award the Plaintiff punitive damages of:

\$ 33,000,000.00 (Enter amount in Dollars)

THIRTY THREE MILLION Dollars

and ZERO Cents. (Enter Dollar amount in words).

Against the following Defendants (check any that apply):

- East Bridge Lofts, LLC
- Creekstone SC I, LLC
- Creekstone Management

Gus W Wall
Foreperson

Charleston, South Carolina

June 5, 2014 (W)