

EXHIBIT A

The following described property located in the County of Charleston:

All that lot, piece or parcel of land, with the buildings and improvements thereon, in the City of Charleston, State of South Carolina, known as Lot No. Seventy (70) on a plat of Rutledge Heights, made by Gedney M. Howe, Surveyor, on April 5, 1919, which plat is recorded in the RMC Office for Charleston County, South Carolina in Plat Book C, at Page 145.

Said lot butting and bounding and measuring and containing as follows: North by Lot 72, One Hundred Twelve Feet, Five Inches (112.5'); East on Lot 71, Forty (40') feet; South on Lot 68, One Hundred Twelve Feet, Five Inches (112.5') feet and West on Darlington Avenue, Forty (40') feet.

Tax ID#4630801084

Being the same property as conveyed from Kerry K. Murphy to Michael R. Hilfer as set forth in Deed Book 1290 Page 356 dated 01/16/2025, recorded 01/17/2025, CHARLESTON County, SOUTH CAROLINA.