

Exhibit A

Situated in the City of Elyria, County of Lorain and the State of Ohio:

And known as being Sublot No. 172 in the revised plat of part of University Heights Subdivision No. 3, of a part of Original Elyria Township Lot No. 3, East of Black River, as shown by the recorded Plat Map Volume 25, Page 46 of Lorain County Records, and being 60.00 feet front on the Southerly side of Colgate Avenue, and extending back of equal width 140.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 06-25-003-107-061

Street Address: 443 Colgate Avenue, Elyria, OH 44143