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EXHIBIT A

LEGAL DESCRIPTION

Parcel No. 1

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio, and known as being part of Original Lot Number 52, Township Number 13, Range Number 1 of The Connecticut Western Reserve, and is further bounded and described as follows:

Beginning at the northwesterly corner of the piece at a point in the northerly line of land acquired by Frank P. and Theresa M. Talarico from George F. and Velma B. Anderson, said point being distance the following three courses and distances from a double concrete monument at intersection of the easterly line of relocated State Route 7 (ATB-7027, 14) with the southerly line of Gateway Avenue, Deed Book 574, Page 552 and Village of Lakeville Ordinance Number 323 and northerly line of Lot 52, viz South 00° 58' 28" West, along the easterly limited access right of way line of relocated State Route 7, aforesaid, and westerly line of a drive and utility easement 50 feet in width hereinafter described, 993.10 feet to a double concrete monument;

Thence, by the same, South 02° 02' 50" East 213.77 feet to the northerly line of land heretofore acquired from George F. and Velma B. Anderson, aforesaid;

Thence, along said line, crossing aforesaid 50 foot driveway easement, South 89° 20' 32" East 50.06 feet to the point of beginning of the land hereafter described;

Thence South 89° 20' 32" East, along the northerly line of land heretofore acquired from George F. and Velma B. Anderson, 700.00 feet;

Thence, by the residue of first parties premises, South 02° 02' 50" East 558.43 feet;

Thence, continuing along the residue of the first parties land, parallel with and 50 feet with right angles from the northerly and easterly limited access right of way line of Interstate Route 90 (State Route 1) and (ATB-1-25.18) and relocated State Route 7 aforesaid, the northerly and easterly line of driveway and buried utility easement 50 feet in width to be used in common by the parties hereto, for the following four courses and distances, viz South 81° 57' 40" West 288.52 feet, North 80° 32' 10" West 206.03 feet, North 48° 08' 30" West 292.00 feet, and North 02° 02' 50" West 377.97 feet to the place of beginning and containing 8.830 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 2

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio, and known as being part of Original Lot Number 52, Township Number 13, Range Number 1 of The Connecticut Western Reserve, and is further bounded and described as follows:

Beginning at a point in the centerline of Gateway Avenue (80 feet wide), said point bearing South 89° 05' 27" East 489.00 feet from the intersection of the east right of way of relocated

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State Route 7 (ATB 7-27, 14) and the centerline of Gateway Avenue;

Thence South 01° 38' 50" East 469.00 feet to the place of beginning;

Thence North 55° 08' 50" East 222.00 feet to a point;

Thence South 34° 51' 10" East 208.00 feet to a point;

Thence South 84° 36' 03" West 97.62 feet to a point;

Thence South 55° 08' 50" West 240.00 feet to a point;

Thence South 34° 51' 10" West 160.00 feet to a point;

Thence North 55° 08' 50" East 103.00 feet to the place of beginning and containing 1.241 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 3

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio, and known as being part of Original Lot Number 52, Township Number 13, Range Number 1 of The Connecticut Western Reserve, and is further bounded and described as follows:

Being a 20 foot strip wide of land, the centerline of which is described as follows:

Beginning at a point at the intersection of the easterly right of way line relocated State Route 7 (ATB 7-27,14) and the southerly right of way line of Gateway Avenue as recorded in Volume 574, Page 552 of the Ashtabula County Records of Deeds and as recorded in Village of Lakeville Ordinance No. 323;

Thence South 00° 58' 28" West, along said easterly right of way line of State Route 7, 993.10 feet to a point;

Thence, continuing along the said easterly right of way line of State Route 7, South 02° 02' 50" East 213.77 feet to a point on said easterly right of way line;

Thence South 89° 20' 32" East 517.21 feet to the true place of beginning of the centerline of a 20 foot tract;

Thence North 00° 52' 25" West 559.26 feet to a point on the southerly line of lands of the Wastewater Treatment Plant and containing 0.275 acre of land, be the same more or less, but subject to all legal highways.