

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situated in the Township of Colerain, County of Belmont, and State of Ohio and known as and being:

A part of Section 7, Township 7, Range 3 and being also a part of a 5.50 acre tract conveyed to Joseph R. Frohnafel and Bertha M. Frohnafel by Carl Koebel, et al, and recorded in Volume 449, Page 552 of the Belmont County Records of Deeds and being more particularly described as follows:

Beginning for a description of the same at a cross in the concrete surface of the Martins Ferry and Colerain Pike, which cross bears N. 37° 06` W. 44.45 feet from an iron pin at the southwest corner of Lot No. 2 in Woodlawn as recorded in Volume 10, Page 46 of the Belmont County Records of Plats. (The bearing on the west line of said Lot No. 2 as used in this survey being 4° 59` W.)

Thence from this place of beginning and along said Martins Ferry and Colerain Pike S. 2° 16` E. 94.63 feet to a point;

Thence N. 89° 37` W. 97.36 feet to an iron pin passing on line an iron pin at 18.28 feet;

Thence S. 79° 00` W. 147.92 feet to an iron pin on the west bank of a run;

Thence along said run N. 20° 06` 40" E. 137.13 feet to a iron pin;

Thence S. 88° 01 E. 191.79 feet to the place of beginning, passing on line an iron pin at 169.98 feet and containing 0.5187 acres more or less.

Excepting all legal rights of way for highway purposes.

Excepting therefrom the No. 8 coal and mining rights and privileges heretofore sold and conveyed,

Permanent Parcel Number: 61-00145.000

More commonly known as: 54568 Colerain Pike, Martins Ferry, OH 43935

Prior Deed: Book 189, Page 105.