

EXHIBIT "A"

LEGAL DESCRIPTION

Exhibit "A"  
Property Description

Description of a 0.9907 acre tract of land situated in the City of Martins Ferry, County of Belmont, State of Ohio and being a portion of Lot No. 10 of Crawford Heights as recorded in Volume 3, Page 21 of the Belmont County Record of Plats and being more particularly described as follows:

Beginning at an iron pin found on the Southeast corner of the said 0.9907 acre tract from which the Southeast corner of Lot 10 bears (with the South line of Lot 10) South  $87^{\circ} 20'$  East 362.93 feet. Thence from the place of beginning, following the south line of Lot 10, North  $87^{\circ} 20'$  West 116.64 feet to an iron pin set. thence following the East line of two tracts of land recorded in Volume 362, Page 559 and Volume 572, Page 796 of the Belmont County Record of Deeds North  $2^{\circ} 40'$  East 339.32 feet to an iron pin set, passing on line an iron pin set at 156.12 feet. Thence following the South line of Vineway (having a 50 foot right-of-way) South  $83^{\circ} 35'$  East 35.61 feet to an iron pin found. Thence leaving Vineway following the west line of a 1.005 acre tract of land recorded in Volume 565, Page 695 of the Belmont County Record of Deed South  $39^{\circ} 38'$  East 140.67 feet to an iron pin set. Thence following the west lines of a 0.6907 acre tract of land recorded in Volume 634, Page 718 of the Belmont County Record of Deeds South  $26^{\circ} 55'$  East 90.55 feet to an iron pin found and South  $23^{\circ} 22'$  West 164.85 feet to the place of beginning, containing 0.9907 acres.

There is excepted from the said 0.9907 acre tract of land any previous rights-of-way and or minerals.

The above description was prepared by John M. Green, P.S. 6608 from an actual field survey made in June of 1988.

The above described premises are known for street numbering purposes as 1032 Central Avenue, Martins Ferry, Ohio 43935.

The above described premise being the same premises conveyed by William H. Gilbert and Emma K. Gilbert to Lee S. Roberts and Martha I. Roberts by Warranty Deed dated July 22, 1955 of record in Volume 425, Page 159 of the Records of Deeds of Belmont County, Ohio.

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Excepting and Reserving unto the Grantor any and all interest in the oil and gas underlying said premises and the right to drill, extract and transport said oil and gas from the premises.

Permanent Parcel Number: 24-02724-000

Property Address: 1032 Central Avenue, Martins Ferry, OH 43935

Prior Deed Reference: OR Book 419, Page 834.