

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Island Creek, County of Jefferson, and State of Ohio and bounded and described as follows:

Being Lot numbered Fifty-seven (57), Fifty-eight (58) and Fifty-nine (59) in Lewis' Subdivision in Section No. 1, Township No. 7 and Range No. 2, as the same are numbered and designated upon the Plat of said Subdivision, recorded in Volume 6 at Page 183, of the Jefferson County, Ohio, Record of Plats.

Excepting and reserving the underlying coal, oil and other minerals.

A parcel of land consisting of three (3) lots commonly known as: 30 Scott Street, Steubenville, Ohio 43952

Permanent Parcel Number: 09-01882-000, 09-01883-000, & 09-01884-000

Property commonly known as: 30 Scott St., Steubenville, OH 43952

Prior Deed Reference: OR Volume 506, Page 734 and OR Volume 1007, Page 418

END OF LEGAL DESCRIPTION

**IT IS OK
DLM 02-21-2025**