

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Situated in the Township of Colerain, County of Belmont, and in the State of Ohio. Being part of the southeast quarter of Section 14, Township 7, Range 3, and being the remaining portion of a 6.86-acre tract recorded as Tract Two in Volume 344, Page 321, and being all of a 1.00-acre tract recorded as Tract One in Volume 344, Page 321 of the Belmont County Record of Deeds.

Beginning at a point on the west edge of Township Road 475 at the southeast corner of the aforementioned 1.00-acre tract where a 5-inch octagon concrete monument (found) at the southeast corner of said Section 14 bears South 08 deg. 34' 10" East 430.39 feet, bearing on the south line of Section 14 being South 85 deg. 47' 11" East.

Thence from said place of beginning, North 85 deg. 55' 00" West 331.92 feet to a 1/2-inch diameter iron pin (set) on the boundary of a 6.174-acre tract as recorded in Volume 620, Page 763 of said county deed records, passing through a 1/2-inch diameter iron pin (set) at 30.00 feet.

Thence following the boundary of said 6.174-acre tract, North for a distance of 186.04 feet to a 1/2-inch diameter iron pin (set),

Thence North 78 deg. 35' 03" East 269.31 feet to a point in Township Road 475, passing through 1/2-inch diameter iron pins (set) at 47.78 feet and 235.65 feet,

Thence leaving the boundary of said 6.174-acre tract and following Township Road 475, South 05 deg. 43' 39" East 78.22 feet to a point on the West edge of Township Road 475 at the Northeast corner of the aforementioned 1.000-acre tract,

Thence following the east line of said 1.000-acre tract, South 17 deg. 45' 14" East 194.41 feet to the place of beginning. Containing 1.509 acres.

Being 0.500 acre out of the aforementioned 6.86-acre tract and being all of the aforementioned 1.000-acre tract, which was found to contain 1.009 acre by new survey.

Bearings in this description are based on the bearing given for the monumented west line of a 1.70-acre tract as recorded in Volume 457 at Page 384 of the Belmont County Record of Deeds.

This description prepared by Jack A. Hamilton, Registered Surveyor 6524, after a field survey of the parcel herein described during October 1985.

EXCEPTING THEREFROM a parcel of land deeded to The Mark Edward Wilson and Janice Louise Wilson Joint Revocable Living Trust, by Warranty Deed dated October 9, 2017, filed October 10, 2017, and recorded in Official Records Book 721, Page 785 of the Deed Records of Belmont County, Ohio and described as follows:

Situated in the Township of Colerain, County of Belmont, in the State of Ohio. Being part of the southeast quarter of Section 14, Township 7, Range 3, more particularly described as follows:

Beginning at a rebar found, where a rebar found at the easternmost corner of Lot 2 of Donley Subdivision, recorded in Cabinet B, Slide 366 of the Plat Records of Belmont County, Ohio, bears South 80 deg. 24' 45" West 804.74 feet. The bearing of the northerly line of said lot being North 54 deg. 58' 53" West.

Thence, from the said point of beginning, North 76 deg. 58' 00" East 269.31 feet, with a line of Tract Two of Mark E. and Janice L. Wilson, Trustees, as recorded in Volume 639, Page 657 of the Official Records of Belmont County, Ohio, to a point in Township Road 475, passing through a rebar found at 47.82 feet and 235.65 feet.

Thence South 07 deg. 21' 23" East 39.64 feet, with said road, to a point therein.  
Thence North 85 deg. 44' 37" West 129.62 feet, passing through a rebar set at 32.54 feet, to a rebar set.

Thence South 76 deg. 48' 43" West 72.22 feet, to a rebar set.

Thence South 03 deg. 41' 33" East 126.05 feet, to a rebar set.

Thence South 71 deg. 48' 42" East 78.70 feet, to a rebar set.

Thence South 02 deg. 11' 04" East 56.53 feet, to a rebar set on the southerly line of Dawn Miracle's lot, recorded in Volume 680, Page 914 of the Official Records of Belmont County, Ohio.

Thence therewith North 87 deg. 32' 44" West 147.82 feet, to a rebar found.

Thence therewith North 01 deg. 36' 27" West 186.02 feet, with a line common to the said Wilson and Miracle parcels of land, to the point of beginning.

The described parcel of land contains 0.496 acres.

Being part of the premises conveyed to Dawn Miracle by instrument recorded in Volume 680, Page 914 of the Official Records of Belmont County, Ohio and known as Tax Parcel 61-00612.000.

Subject to the right of way for Township Road 475 and any other pertinent rights, privileges or restrictions of record.

The rebars found are 1/2-inch diameter, flush to the ground and topped with a plastic cap stamped "JAH6524." The rebars set are type number four, thirty inches in length, flush to the ground and topped with a plastic cap labeled "AJ SMITH S6960." The bearings used for this property description are based on prior survey records for the southerly line of said Section 14, being North 87 deg. 40' West.

This description is based on an actual field survey performed by Allen J. Smith, Professional Land Surveyor, Ohio License No. 6960, in April of 2017.

Reserving oil, gas, and minerals, and reserving an oil and gas lease to Hess Developments LLC recorded in Official Records Book 315 at Page 771, assigned to Hess Ohio Resources LLC in Official Records Book 377, Page 517, and further assigned to American Energy Utica LLC in Official Records Book 468, Page 520.

Excepting therefrom the Number 8 vein of coal and mining rights previously conveyed. This conveyance is subject to all easements and rights of way of record.

**Permanent Parcel Number: 61-00612.000**

**Property commonly known as: 72094 Colerain Mt, Dillonvale, OH 43917**

**Prior Deed Reference: OR Volume 774, Page 579**

**END OF LEGAL DESCRIPTION**