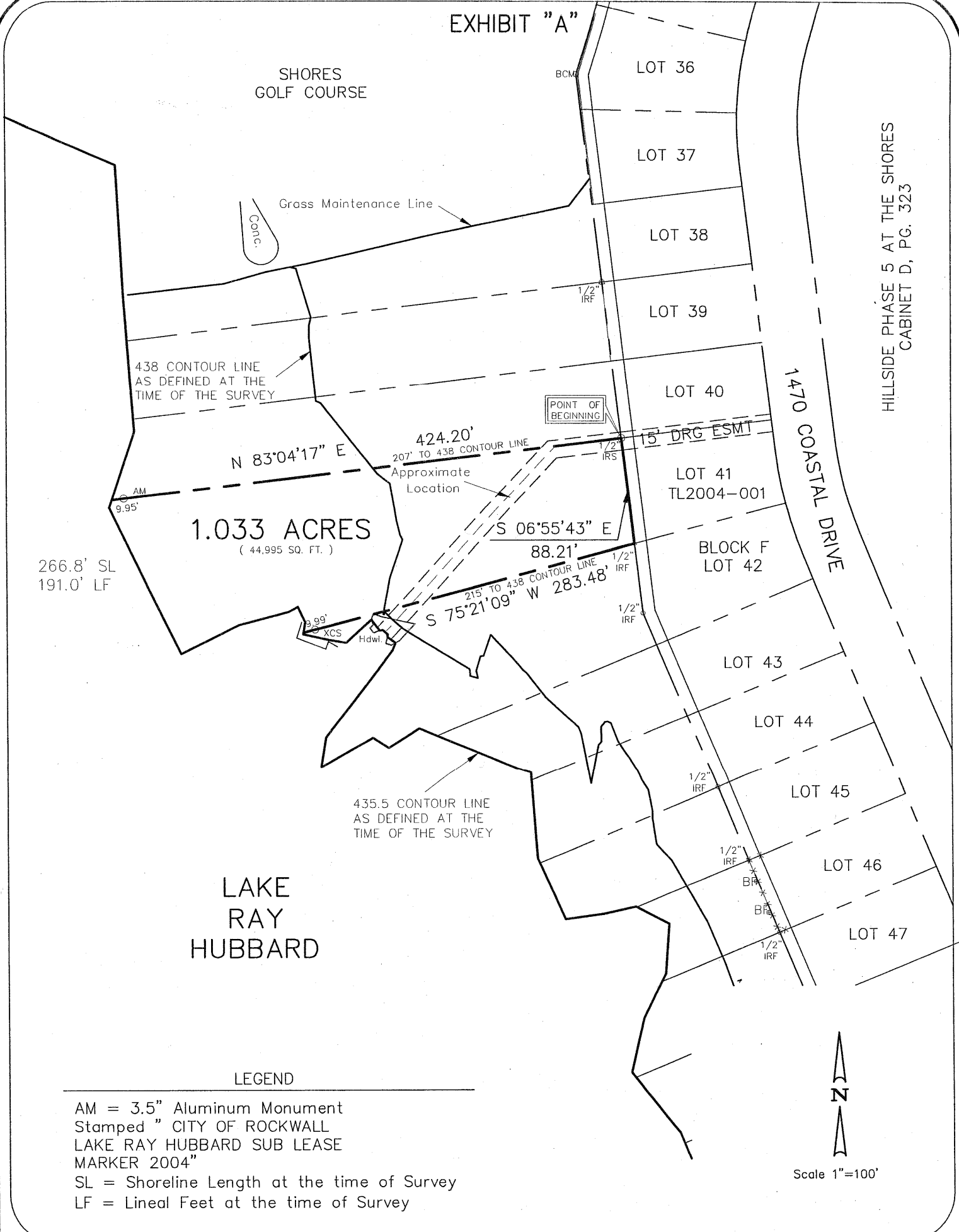


EXHIBIT "A"

SHORES GOLF COURSE



HILLSIDE PHASE 5 AT THE SHORES
CABINET D, PG. 323

1.033 ACRES
(44,995 SQ. FT.)

266.8' SL
191.0' LF

LAKE RAY HUBBARD

LEGEND

- AM = 3.5" Aluminum Monument Stamped " CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lined Feet at the time of Survey

PROJECT NO. TL2004-001
LOT 41, BLOCK F
1470 COASTAL DRIVE
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map hereon, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The Surveyor has not abstracted the record title and / or easements of the subject property and prepared this survey without the benefit of a title commitment and assumes no liability for easements, reservations, and restrictions that may be of record. This property is subject to change due to natural and / or man made changes.

Winkelmann & Associates, Inc.

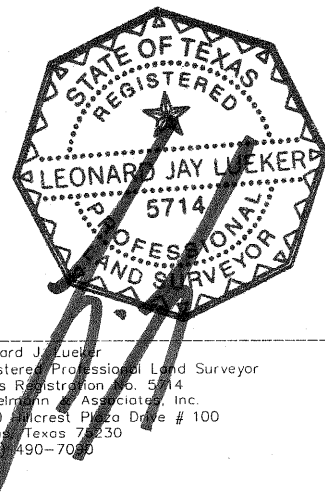
CONSULTING - CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75230

(972) 490-7090
(972) 490-7099 FAX

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DATE : May 05



Leonard Jay Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive # 100
Dallas, Texas 75230
(972) 490-7090

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-001

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." at the most northwesterly corner of LOT 41, BLOCK F of HILLSIDE PHASE 5 AT THE SHORES, an addition to the City of Rockwall as recorded in Cabinet D, Page 323 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 41, BLOCK F South 06 deg 55 min 43 sec East a distance of 88.21 feet to a 1/2 inch iron rod found at the most southwesterly corner of said LOT 41, BLOCK F;

THENCE departing the westerly line of said LOT 41, BLOCK F South 75 deg 21 min 09 sec West passing an "X" cut set in concrete at a distance of 273.49 feet, continuing in all a distance of 283.48 feet to a point for corner in the 435.5 contour line as defined at the time of the survey;

THENCE along the meanders of said 435.5 contour line in a northwesterly direction a distance of 266.8 feet to a point for corner;

THENCE departing said 435.5 contour line North 83 deg 04 min 17 sec East passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 9.95 feet, continuing in all a distance of 424.20 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.033 acres or 44,945 square feet of land, more or less. This Sub Lease description was prepared from an actual on the ground survey performed in the field from January 2004 to December 2004 and is subject to change due to natural and / or man made changes after the survey.

PROJECT NO. TL2004-001
LOT 41, BLOCK F
1470 COASTAL DRIVE
ROCKWALL, TEXAS