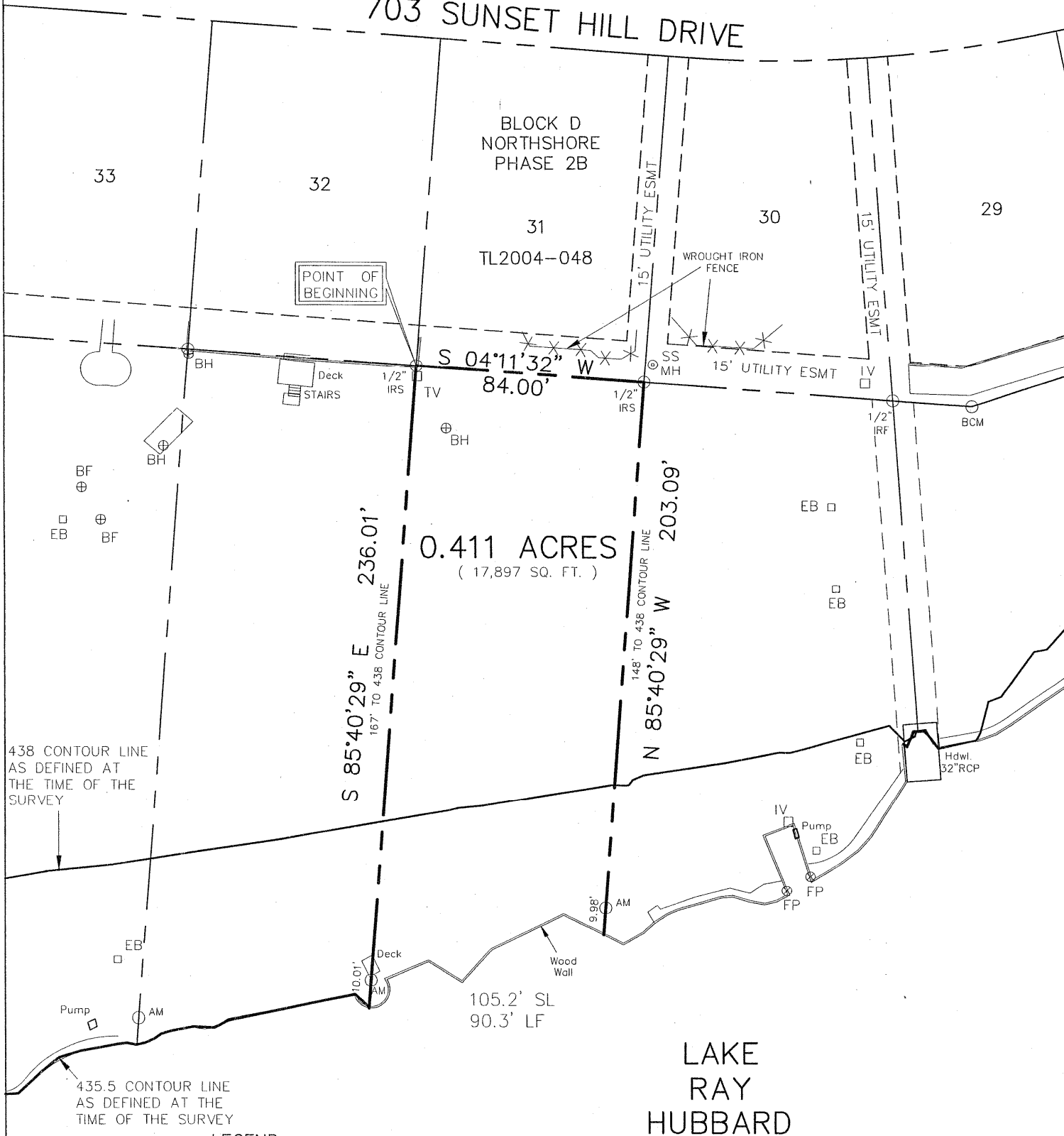


EXHIBIT "A"

703 SUNSET HILL DRIVE

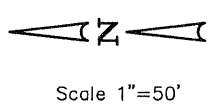


0.411 ACRES
(17,897 SQ. FT.)

LAKE
RAY
HUBBARD

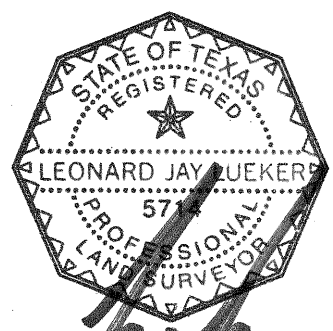
LEGEND

- 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 = Lineal Feet at the time of Survey



PROJECT NO. TL2004-048
LOT 31, BLOCK D
703 SUNSET HILL 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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Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive # 100
Dallas, Texas 75230
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-048

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 31, BLOCK D of NORTSHORE PHASE 2B, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 31, BLOCK D South 04 deg 11 min 32 sec West a distance of 84.00 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 31, BLOCK D;

THENCE departing the westerly line of said LOT 31, BLOCK D North 85 deg 40 min 29 sec West passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 193.11 feet, continuing in all a distance of 203.09 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 105.2 feet to a point for corner;

THENCE departing said 435.5 contour line South 85 deg 40 min 29 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 10.01 feet, continuing in all a distance of 236.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.411 acres or 17,897 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. TL2004-048
LOT 31, BLOCK D
703 SUNSET HILL DRIVE
ROCKWALL, TEXAS