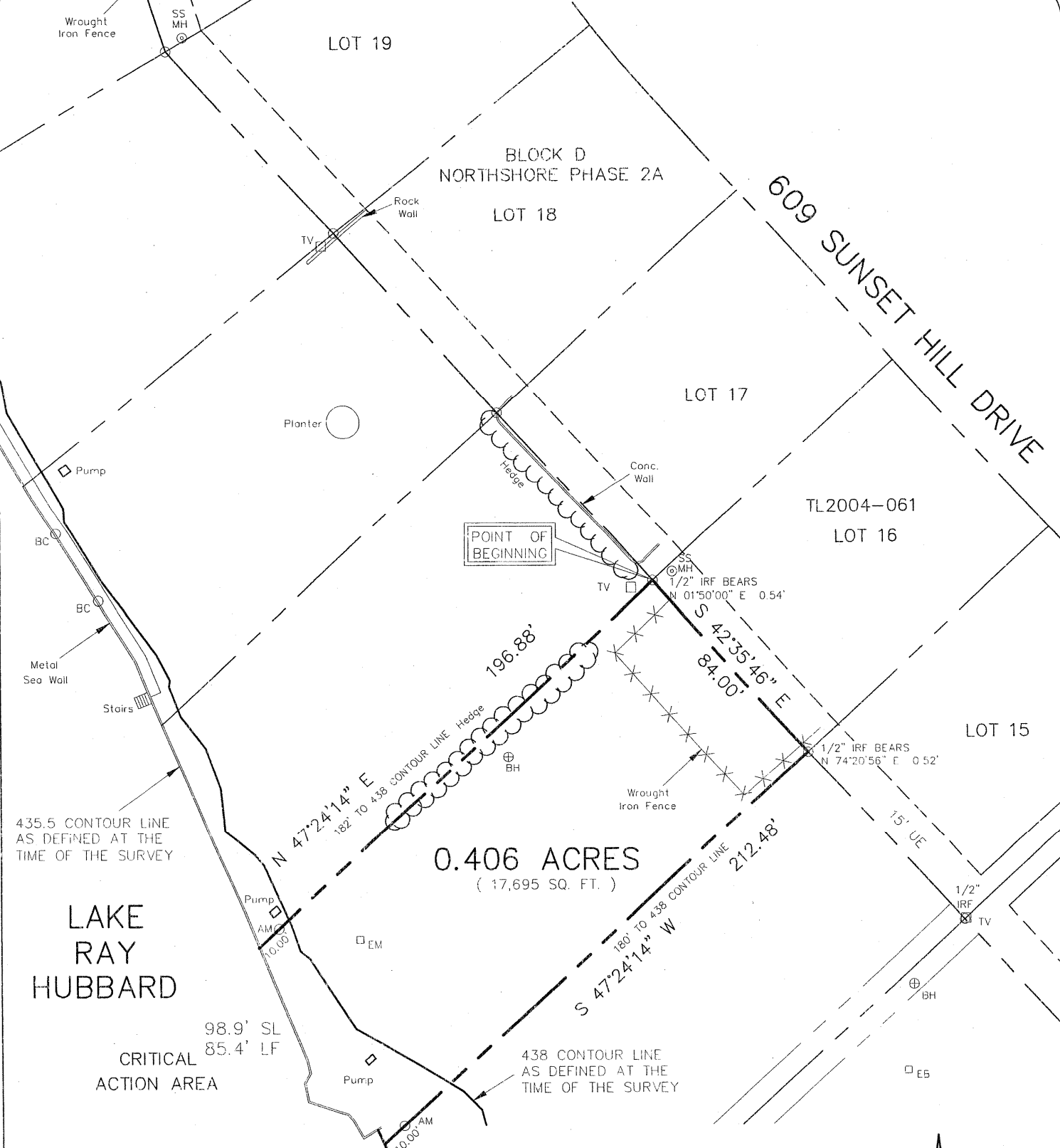


EXHIBIT "A"



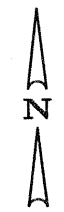
0.406 ACRES
(17,695 SQ. FT.)

LAKE RAY HUBBARD

CRITICAL ACTION AREA
98.9' SL
85.4' LF

LEGEND

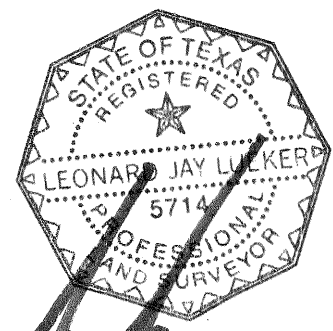
- AM = 3.5" Aluminum Monument Stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
- SL = Shore Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-061
LOT 16, BLOCK D
609 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.



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

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
COPYRIGHT 2001, WINKELMANN & ASSOCIATES, INC.

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-061

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 point from which a 1/2 inch iron rod found bears North 01 deg 50 min 00 sec East a distance of 0.54 feet, said point being the most northwesterly corner of LOT 16, BLOCK D of NORTHSORE PHASE 2A, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 16, BLOCK D South 42 deg 35 min 46 sec East a distance of 84.00 feet to a point from which a 1/2 inch iron rod found bears North 74 deg 20 min 56 sec West a distance of 0.52 feet for corner at the most southwesterly corner of said LOT 16, BLOCK D;

THENCE departing the westerly line of said LOT 16, BLOCK D South 47 deg 24 min 14 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 202.48 feet, continuing in all a distance of 212.48 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 98.9 feet to a point for corner;

THENCE departing said 435.5 contour line North 47 deg 24 min 14 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 10.00 feet, continuing in all a distance of 196.88 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.406 acres or 17,695 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. TL2004-061
LOT 176 BLOCK D
609 SUNSET HILL DRIVE
ROCKWALL, TEXAS