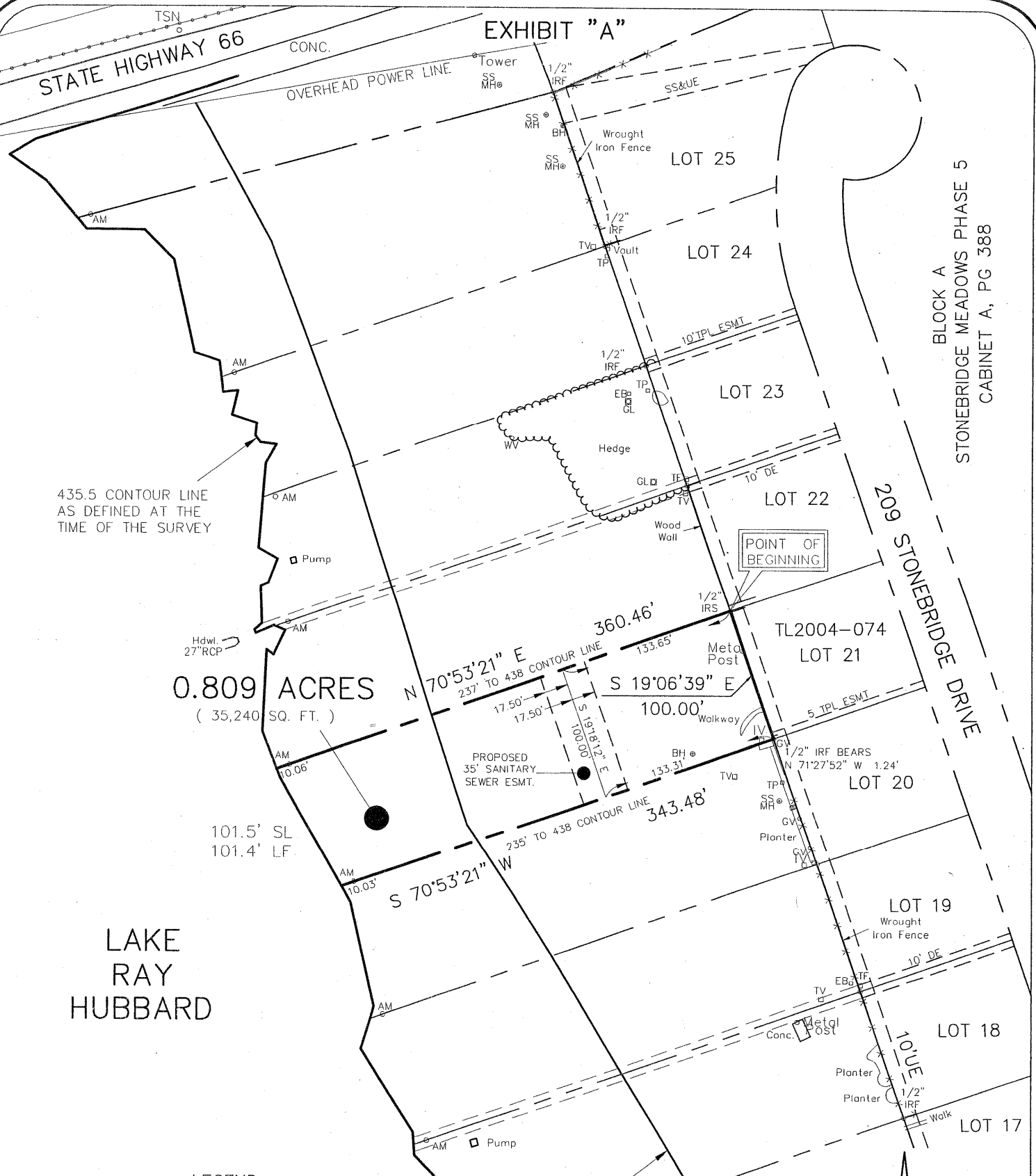


EXHIBIT "A"



BLOCK A
STONEBRIDGE MEADOWS PHASE 5
CABINET A, PG 388

209 STONEBRIDGE DRIVE

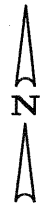
0.809 ACRES
(35,240 SQ. FT.)

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

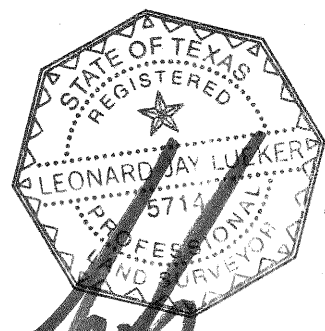
438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY



Scale 1"=100'

PROJECT NO. TL2004-074
LOT 21, BLOCK A
209 STONEBRIDGE DRIVE
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map heron, 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. Lusk
Registered Professional Land Surveyor
Texas Registration No. 5714
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(972) 490-7090

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230 (972) 490-7099 FAX
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-074

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 21, BLOCK A of STONEBRIDGE MEADOWS PHASE 5, an addition to the City of Rockwall as recorded in Cabinet A, Page 388 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 21, BLOCK A South 19 deg 06 min 39 sec East a distance of 100.00 feet to a point from which a 1/2 inch iron rod found bears North 71 deg 27 min 52 sec West a distance of 1.24 feet for corner at the most southwesterly corner of said LOT 21, BLOCK A;

THENCE departing the westerly line of said LOT 21, BLOCK A South 70 deg 53 min 21 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 333.45 feet, continuing in all a distance of 343.48 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 101.5 feet to a point for corner;

THENCE departing said 435.5 contour line North 70 deg 53 min 21 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 10.06 feet, continuing in all a distance of 360.46 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.809 acres or 35,240 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. TL2004-074
LOT 21, BLOCK A
209 STONEBRIDGE DRIVE
ROCKWALL, TEXAS