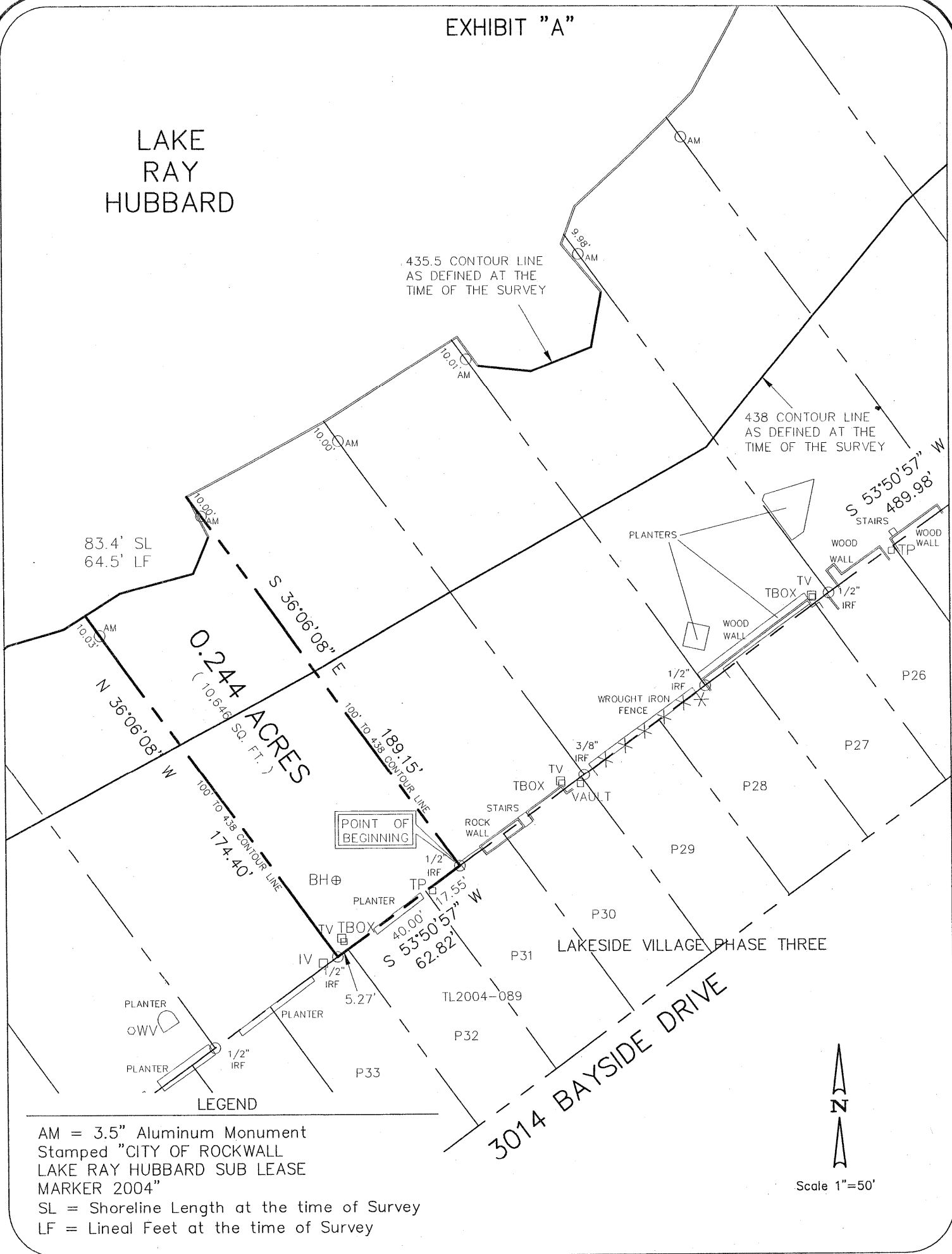


EXHIBIT "A"

LAKE RAY HUBBARD



PROJECT NO. TL2004-089
LOT P31 & LOT P32 & LOT P33
3014 BAYSIDE 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.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
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DATE : May 05



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

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-089

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:

COMMENCING at a point for the most northeasterly corner of LOT P22 of LAKESIDE VILLAGE PHASE THREE, an addition to the City of Rockwall as recorded in Cabinet A, Page 156 of the Plat Records of Rockwall County, Texas, said point being in the southwesterly right-of-way line of STARBOARD DRIVE (30' right-of-way);

THENCE departing the southwesterly right-of-way line of said STARBOARD DRIVE South 53 deg 50 min 57 sec West a distance of 489.98 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING, said point being in the northerly line of LOT P31 of said LAKESIDE VILLAGE PHASE THREE;

THENCE South 53 deg 50 min 57 sec West passing the most northwesterly corner of said LOT P31 at a distance of 17.55 feet, continuing in all a distance of 62.82 feet to a point for corner in the northerly line of LOT P33 of said LAKESIDE VILLAGE PHASE THREE;

THENCE departing the northerly line of said LOT P33 North 36 deg 06 min 08 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 164.37 feet, continuing in all a distance of 174.40 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 northeasterly direction a distance of 83.4 feet to a point for corner;

THENCE departing said 435.5 contour line South 36 deg 06 min 08 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 189.15 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.244 acres or 10,646 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. TL2004-089
LOT P31 & LOT P32 & LOT P33
3014 BAYSIDE DRIVE
ROCKWALL, TEXAS