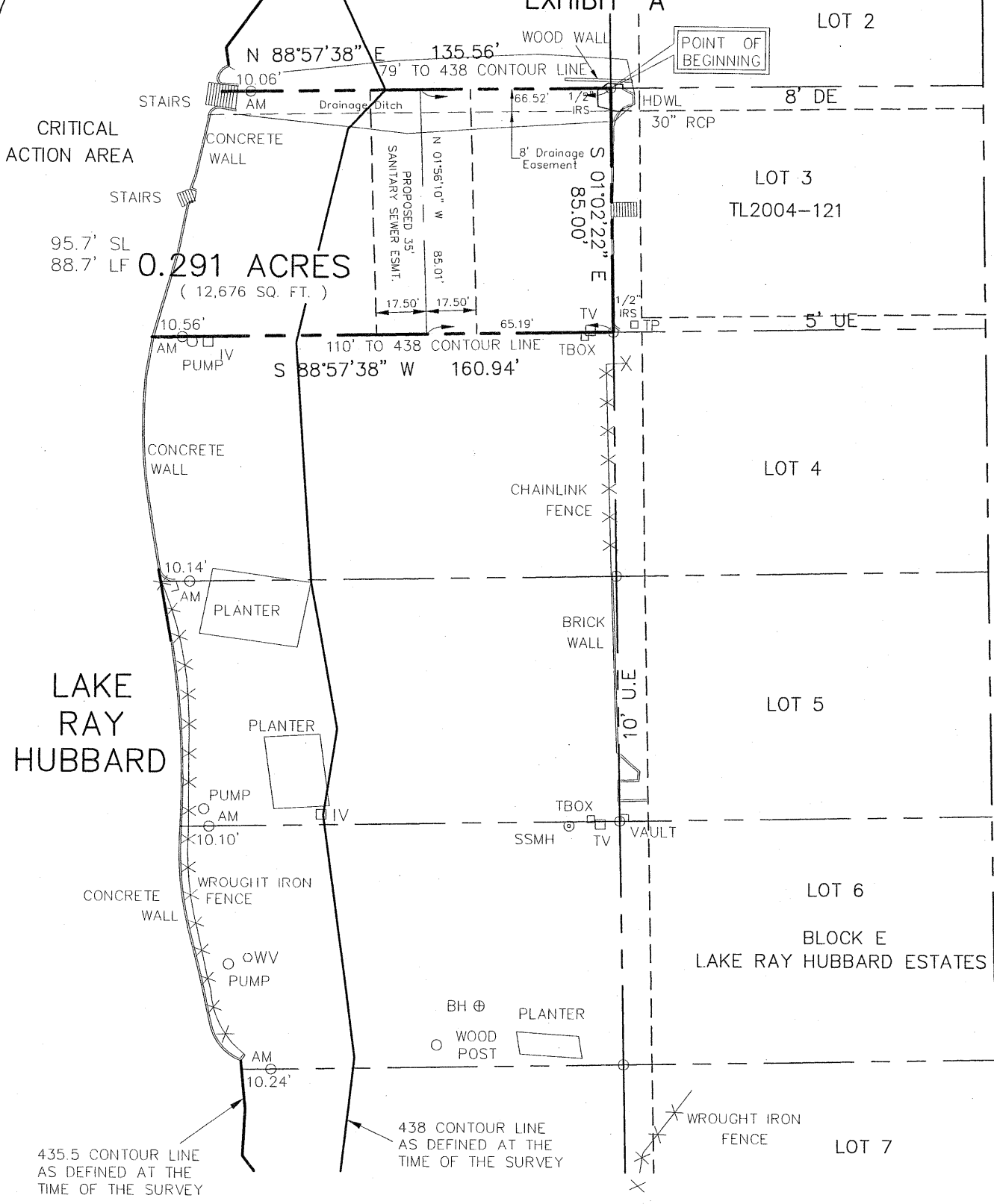


EXHIBIT "A"



1502 LAKESHORE DRIVE

0.291 ACRES
(12,676 SQ. FT.)

LAKE RAY HUBBARD

BLOCK E
LAKE RAY HUBBARD ESTATES

LEGEND

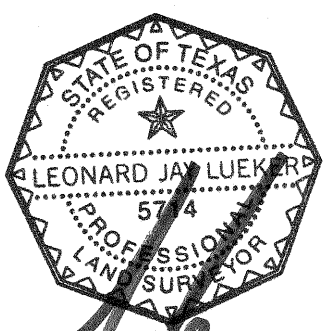
AM = 3.5" Aluminum Monument
 Stamped "CITY OF ROCKWALL
 LAKE RAY HUBBARD SUB LEASE
 MARKER 2004"
 SL = Shoreline Length at the time of Survey
 LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-121
 LOT 3, BLOCK E
 1502 LAKESHORE 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 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
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Leonard J. Lueker
 Registered Professional Land Surveyor
 Texas Registration No. 574
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive # 100
 Dallas, Texas 75230
 (972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-121

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 3, BLOCK E of LAKE RAY HUBBARD ESTATES, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 3, BLOCK E South 01 deg 02 min 22 sec East a distance of 85.00 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 3, BLOCK E;

THENCE departing the westerly line of said LOT 3, BLOCK E South 88 deg 57 min 38 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 150.38 feet, continuing in all a distance of 160.94 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 95.7 feet to a point for corner;

THENCE departing said 435.5 contour line North 88 deg 57 min 38 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 135.56 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.291 acres or 12,676 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. TL2004-121
LOT 3, BLOCK E
1502 LAKESHORE DRIVE
ROCKWALL, TEXAS