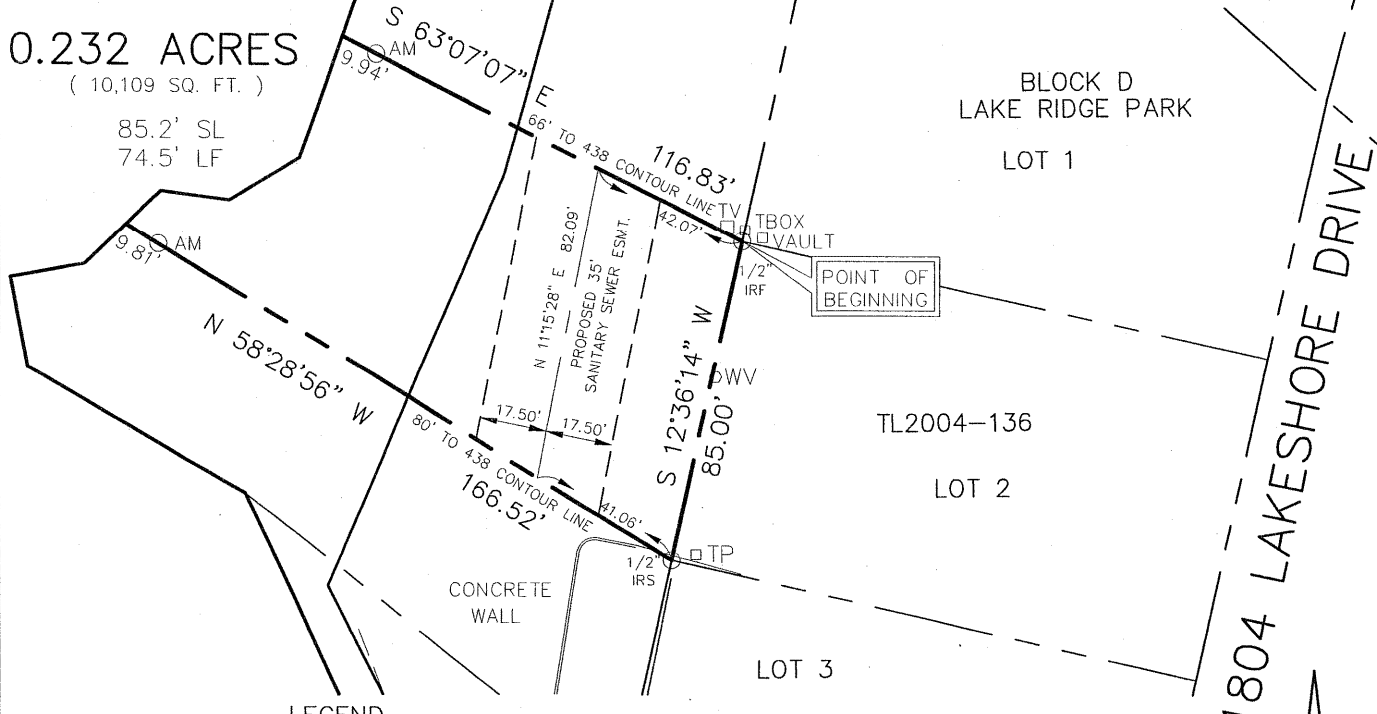


EXHIBIT "A"

LAKE RAY HUBBARD

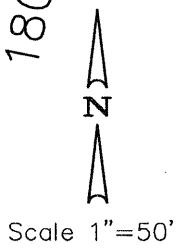
0.232 ACRES
(10,109 SQ. FT.)

85.2' SL
74.5' LF



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 = Lined Feet at the time of Survey



PROJECT NO. TL2004-136
LOT 2, BLOCK D
1804 LAKESHORE DRIVE
ROCKWALL, TEXAS

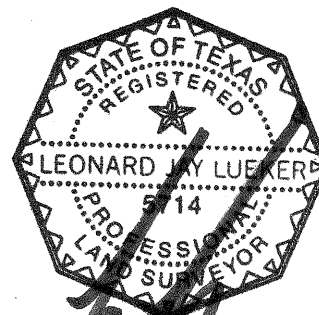
I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The 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.

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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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. TL2004-136

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 found at the most northwesterly corner of LOT 2, BLOCK D of LAKE RIDGE PARK, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 2, BLOCK D South 12 deg 36 min 14 sec West 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 2, BLOCK D;

THENCE departing the westerly line of said LOT 2, BLOCK D North 58 deg 28 min 56 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 156.71 feet, continuing in all a distance of 166.52 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 85.2 feet to a point for corner;

THENCE departing said 435.5 contour line South 63 deg 07 min 07 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 9.94 feet, continuing in all a distance of 116.83 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.232 acres or 10,109 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. TL2004-136
LOT 2, BLOCK D
1804 LAKESHORE DRIVE
ROCKWALL, TEXAS