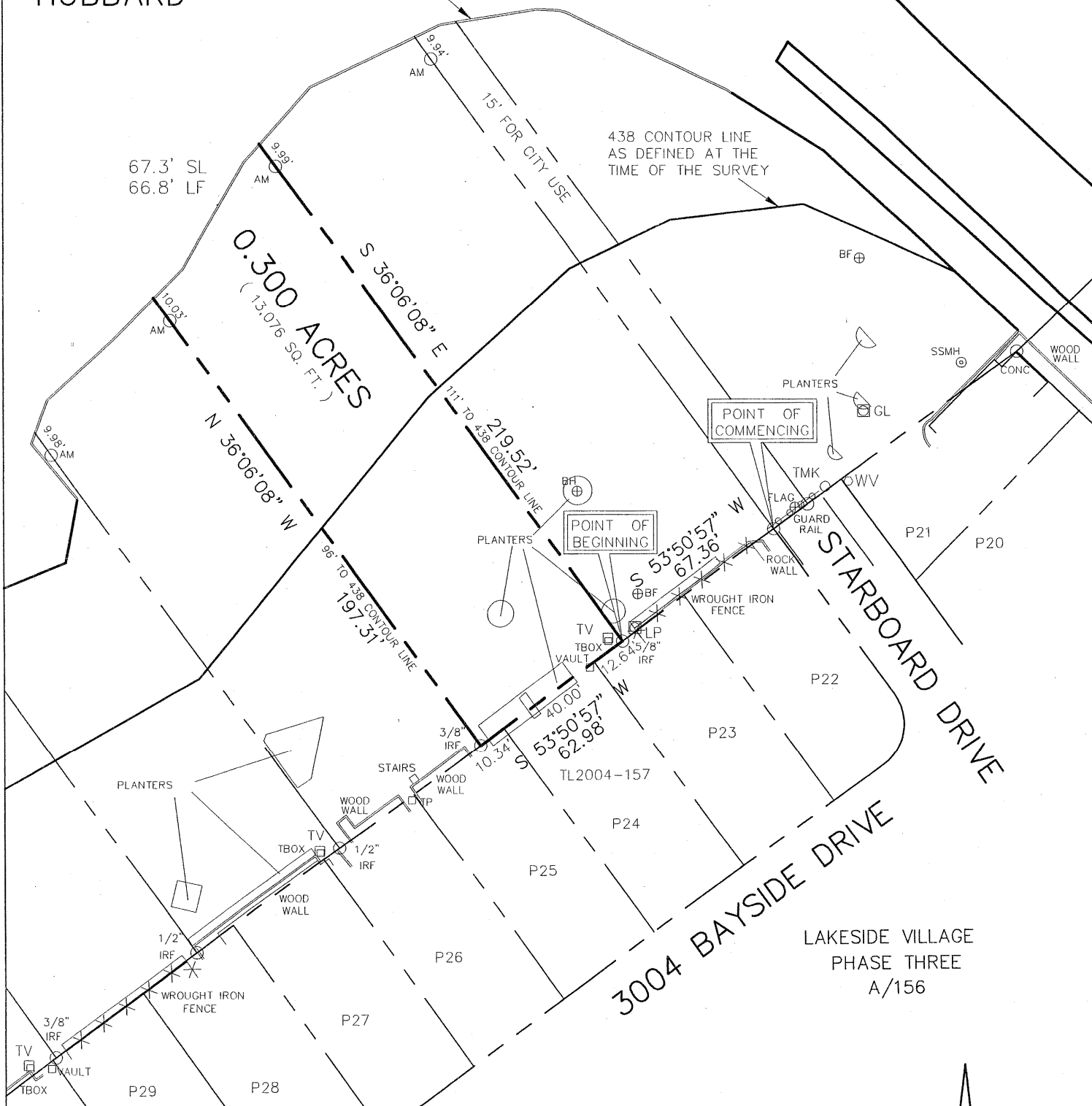


EXHIBIT "A"

LAKE RAY HUBBARD

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

NON-LEASE



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

PROJECT NO. TL2004-157
 LOT P23 & LOT P24 & LOT P25
 3004 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.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 100
 DALLAS, TEXAS 75230

(972) 490-7090
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DATE : May 05



Leonard J. Lucker
 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. TL2004-157

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 67.36 feet to a 5/8 inch iron rod found for the POINT OF BEGINNING, said point being in the northerly line of LOT P23 of said LAKESIDE VILLAGE PHASE THREE;

THENCE South 53 deg 50 min 57 sec West passing the most northwesterly corner of said LOT P23 at a distance of 12.64 feet, continuing in all a distance of 62.98 feet to a 5/8 inch iron rod found for corner in the northerly line of LOT P25 of said LAKESIDE VILLAGE PHASE THREE;

THENCE departing the northerly line of said LOT P25 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 187.28 feet, continuing in all a distance of 197.31 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 67.3 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 9.99 feet, continuing in all a distance of 219.52 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.300 acres or 13,076 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. TL2004-157
LOT P23 & LOT P24 & LOT P25
3004 BAYSIDE DRIVE
ROCKWALL, TEXAS