

EXHIBIT 'A'

Location Map

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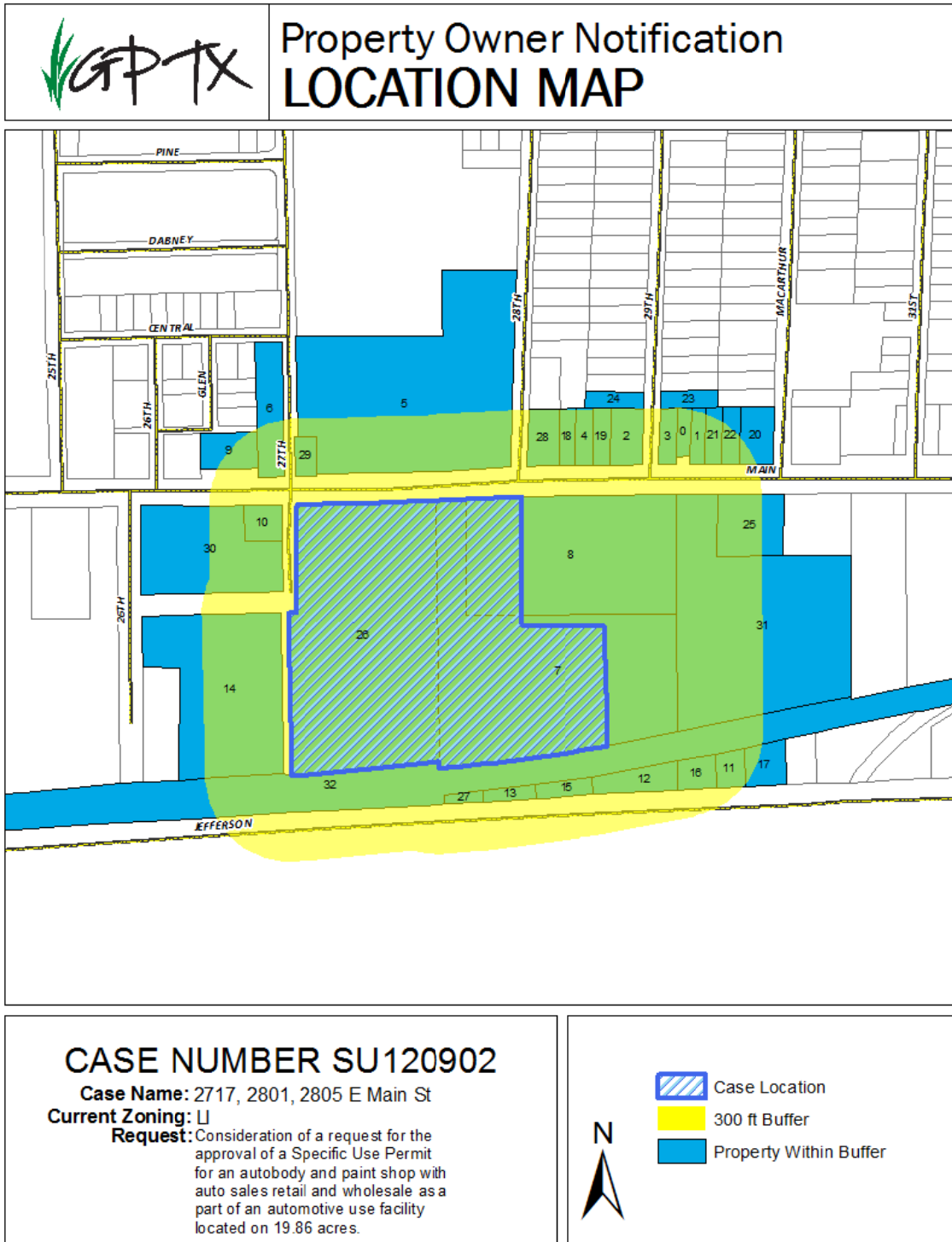


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Operational Plan
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P. Lawler Enterprises, Ltd.
2801 E. Main Street
Grand Prairie, TX 75050

August 20, 2012

To Whom It May Concern:

Operational Plan: 2717, 2801 East Main Street

2717 East Main Street- Consists of eight two-bay shops that will be leased to multiple tenants as mechanic shops. These shops will perform automobile repairs such as tune-ups, engine installation and repair, transmission repair, etc. In addition to the eight shops there will also be eight suites across the front office portion of the property that will be designated to be leased to licensed dealers to sell pre-owned retail automobiles. Each tenant at 2717 East Main Street will receive a suite number for address purposes. In September the entire facility will be repainted, new awnings installed and the landscaping will be updated.

2801 East Main Street – This property will be used primary for the operation of my company Lawler Motor Sports, Inc. We have been in business since 1982 and we currently employ approximately ten employees. Our main operation of business consists of wholesaling pre-owned automobiles, detailing of automobiles and light mechanical work. Our hours of operation are 8 am until 7pm Monday through Friday and 8 am until 4 pm on Saturday. Also located at this address are three body shops each containing a paint booth that will be available for lease. When a lease is executed on these shops they will receive a suite number.

I, Patrick Lawler will be on site daily to conduct management responsibilities and may be contacted at any time at (972)839-3192.

Sincerely,

Patrick E. Lawler
President

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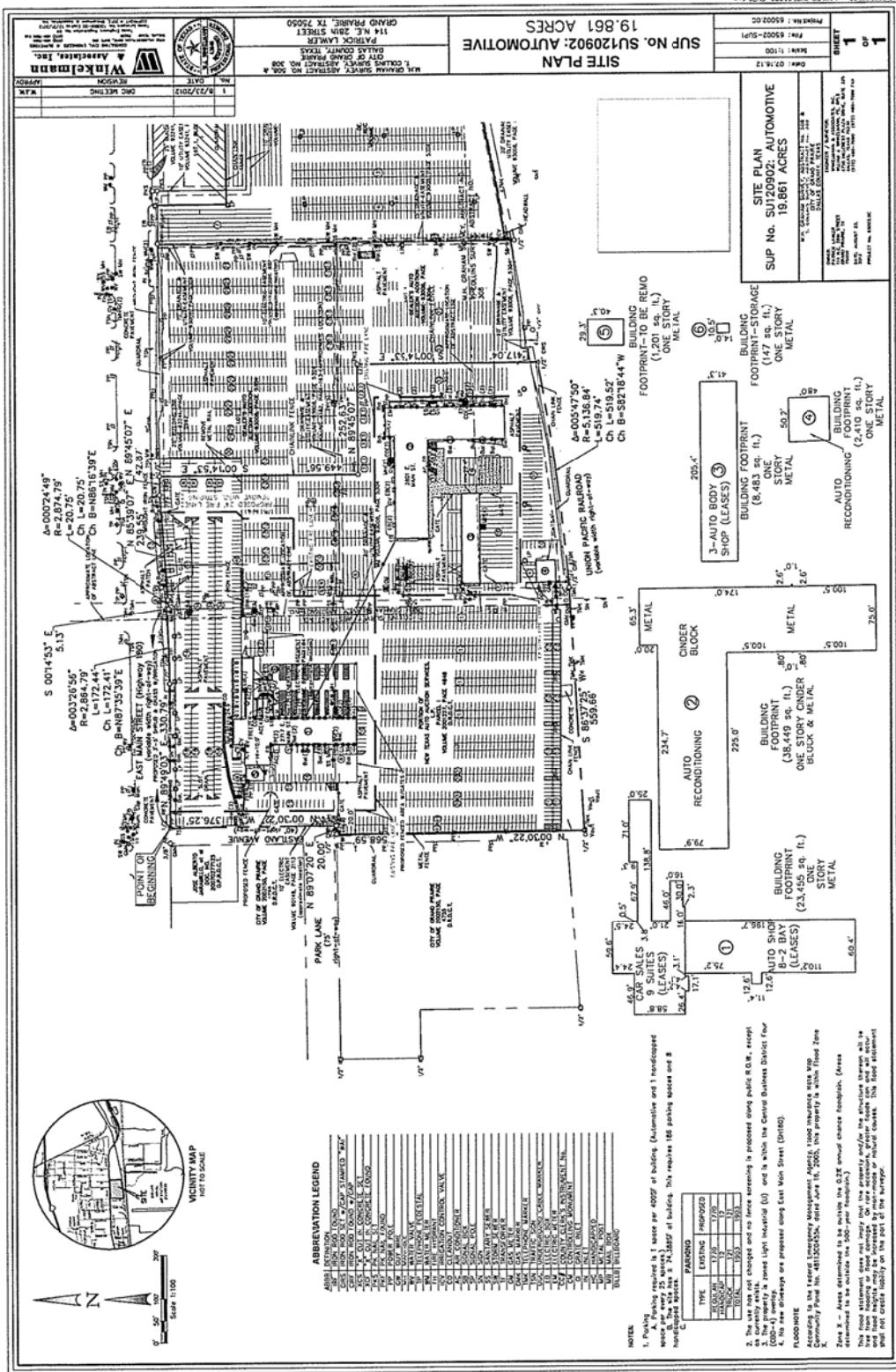


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Building Photo
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Existing Building Photo

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Metes & Bounds Description
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EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

BEING a tract of land situated in the M.H. Graham Survey, Abstract No. 508 and the T. Collins Survey, Abstract No. 308, City of Grand Prairie, Dallas County, Texas, and being a portion of the same tract of land described as Parcel I, in deed to New Texas Auto Auction Services, L.P., recorded in Volume 2001227, Page 4848, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the south right-of-way line of Main Street (variable width right-of-way) and the east right-of-way line of Eastland Avenue (40' right-of-way), said iron rod also being the northwest corner of said Parcel I;

THENCE North 89 deg 49 min 03 sec East, departing said east right-of-way line and along said south right-of-way line, a distance of 330.79 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner, said iron rod being the beginning of a curve to the left having a radius of 2,864.79 feet, a central angle of 03 deg 26 min 56 sec, a chord bearing of North 87 deg 35 min 39 sec East and a chord length of 172.41 feet;

THENCE continuing along said south right-of-way line and said curve to the left, an arc distance of 172.44 feet to a P.K. Nail set in asphalt found for corner;

THENCE South 00 deg 14 min 53 sec East, along the westerly line of Lot 1, Dealer's Auto Auction Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 93008, Page 5304, Plat Records, Dallas County, Texas (P.R.D.C.T.), at a distance of 5.13 feet passing the northwest corner of said Lot 1, and continuing in all a total distance of 922.80 feet to a point for corner in the north right-of-way line of Union Pacific Railroad (variable width right-of-way);

THENCE South 86 deg 37 min 25 sec West, continuing along said north right-of-way line, a distance of 519.60 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner, said point being situated in the east right-of-way line of aforementioned Eastland Avenue;

THENCE North 00 deg 30 min 22 sec West, departing the north right-of-way line of said Union Pacific Railroad and along the east right-of-way line of said Eastland Avenue, a distance of 568.59 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" found for corner, said iron rod being in the south right-of-way line of Park Lane (75' right-of-way);

THENCE North 89 deg 07 min 20 sec East, departing the east right-of-way line of said Eastland Avenue and along the south right-of-way line of said Park Lane, a distance of 20.00 feet to a 1/2

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inch iron rod with red plastic cap stamped "WAI" found for corner, said iron rod being the intersection of the south right-of-way line of said Park Lane and the east right-of-way line of said Eastland Avenue;

THENCE North 00 deg 30 min 22 sec West, departing said south right-of-way line and along said east right-of-way line, a distance of 376.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.967 acres or 477,723 square feet of land, more or less.

Parcel II:

BEING a tract of land situated in the M.H. Graham Survey, Abstract No. 508 and the T. Collins Survey, Abstract No. 308, City of Grand Prairie, Dallas County, Texas, and being a portion of Lot 1, Dealer's Auto Auction Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 93008, Page 5304, Plat Records, Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner, said point being the northwest corner of said Lot 1, Dealer's Auto Auction Addition and being situated in the south right-of-way line of Main Street (variable width right-of-way) and being the beginning of a curve to the left having a radius of 2,874.79 feet, a central angle of 00 deg 24 min 49 sec, a chord bearing of North 86 deg 16 min 39 sec East and a chord length of 20.75 feet;

THENCE along said south right-of-way line, a north line of said Lot 1 and said curve to the left, an arc distance of 20.75 feet to a point for corner;

THENCE North 85 deg 39 min 07 sec East, continuing along said south right-of-way line, a distance of 79.49 feet to a point for corner, said point being the most northerly northeast corner of said Lot 1 and the northwest corner of Lot 2 of said Dealer's Auto Auction Addition;

THENCE South 00 deg 14 min 53 sec East, departing said south right-of-way line and said north line of said Lot 1 and along an east line of said Lot 1 and the west line of said Lot 2, a distance of 394.43 feet to a point for corner and an inner ell corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE North 89 deg 45 min 07 sec East, departing said east line and said west line of said Lot 2 and along a north line of said Lot 1 and the south line of said Lot 2, a distance of 202.52 feet to a point for corner;

THENCE South 00 deg 14 min 53 sec East, departing said common line, a distance of 43.69 feet to a point for corner;

THENCE North 89 deg 45 min 07 sec East, a distance of 252.63 feet to a point for corner;

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THENCE South 00 deg 14 min 53 sec East, a distance of 417.04 feet to a point for corner, said point being situated in the north right-of-way line of Union-Pacific Railroad (variable width right-of-way) and the south line of said Lot 1, said point also being the beginning of a non-tangent curve to the right having a radius of 5,136.84 feet, a central angle of 05 deg 47 min 50 sec, a chord bearing of South 82 deg 18 min 44 sec West and a chord length of 519.52 feet;

THENCE continuing along said north right-of-way line, the south line of said Lot 1 and said non-tangent curve to the right, an arc distance of 519.74 feet to a point for corner;

THENCE South 86 deg 37 min 25 sec West, continuing along said north right-of-way line and the south line of said Lot 1, a distance of 40.06 feet to a point for corner, said point being the southwest corner of said Lot 1;

THENCE North 00 deg 14 min 53 sec West, departing said north right-of-way line and the south line of said Lot 1 and along the west line of said Lot 1, a distance of 917.67 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.029 acres or 306,162 square feet of land, more or less,

Parcel III:

BEING a tract of land situated in the M.H. Graham Survey, Abstract No. 508, City of Grand Prairie, Dallas County, Texas, and being a portion of Lot 2, Dealer's Auto Auction Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 93008, Page 5304, Plat Records, Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner at the northwest corner of said Lot 2, Dealer's Auto Auction Addition, said point being in the south right-of-way line of Main Street (variable width right-of-way);

THENCE North 85 deg 39 min 07 sec East, along said south right-of-way line and along the north line of said Lot 2, a distance of 160.06 feet to a point for corner;

THENCE North 89 deg 45 min 07 sec East, continuing along said common line, a distance of 42.87 feet to a point for corner;

THENCE South 00 deg 14 min 53 sec East, departing said common line, a distance of 405.87 feet to a point for corner, said point being in the south line of said Lot 2 and the north line of Lot 1 of said Dealer's Auto Auction Addition;

THENCE South 89 deg 45 min 07 sec West, along said common line, a distance of 202.52 feet to a point for corner, said point being the southwest corner of said Lot 2 and an inner ell corner of said Lot 1;

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THENCE North 00 deg 14 min 53 sec West, along said common line between Lct 1 and Lot 2, a distance of 394.43 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.866 acres or 81,284 square feet of land, more or less.