

Exhibit "A"

PROPERTY DESCRIPTION – 16.57 ACRES

Being a 16.571 acre or 721,828 square foot tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 1700, City of Grand Prairie, Texas, and being all that certain Tenairs tract of land as conveyed to Marina Partnership Fund, Ltd., by deed dated January 12, 1993 and recorded in Volume 93016, Page 2556, Deed Records, Dallas County, Texas and being all that certain Tenairs tract of land as conveyed to Joe Pool Partnership Fund, Ltd, by deed dated September 2, 1986 and recorded in Volume 86216, Page 8965 of said Deed Records, and being all that certain 16.571 acre or 721,828 square foot tract of Land conveyed to Tenairs Partners, Ltd., by Trustee's Deed, Instrument No. 201000038778, and being more particularly described as:

BEGINNING at an ½ inch Iron Rod Set with "Peiser & Mankin Surv." Cap (hereafter referred to as ½ inch Iron Rod Set) at the Northwest corner of said Tenairs Tract, same being the Northeast of that certain road right-of-way easement as conveyed to the United States of America, called 5.84 acres by the City of Grand Prairie, State of Texas, and easement for the right-of-way, call Road Relocation No. 1, called Road Easement, call Unit 11-10, called 5.78 acres by instrument dated May 12, 1987 and recorded in Volume 87203, Page 1910 of said Deed Records, and the most Northerly Southwest corner of that certain tract of land as conveyed to the United States of America called Tract No. 323, called 89.28 acres by deed dated April 8, 1983 and recorded in Volume 83071, Page 5033 of said Deed Records, a point in a barbed wire fence on the existing East right-of-way line of Lake Ridge Parkway;

THENCE, N49°07'16"E, along the common North line of said Tenairs Tract and the most Southerly North line of said called 89.28 acre Tract, generally along said fence, a distance of 189.67 feet, to a Corps of Engineers concreted 3 inch brass disk stamped "323-5" found at an angle point;

THENCE, S11°23'42"W, departing said common line, along the common most Southerly East line of said Tenairs Tract and a Westerly line of said called 89.28 acre Tract, along said fence, a distance of 612.26 feet to a ½ inch Iron Rod with plastic cap "Hudson Eng RPLS 5253" found at the common Southeast corner of Tenairs Tract and the Northeast corner of that certain Tract of land as conveyed to Joe Pool Partnership Fund, Ltd., called Tract 2, the remainder of a called 17.808 acres, by deed dated March 12, 1985 and recorded in Volume 85051, Page 3288 of said Deed Records;

THENCE N83°18'48"W, departing said common line, said fence line, along the common South line of said Tenairs Tract and the North line of said remainder of called 17.808 acre Tract, a distance of 298.29 feet of a ½ inch Iron Rod with plastic cap stamped "Hudson Eng RPLS 5253" found at the common Southwest

corner of said Tenairs Tract and the northwest corner of said remainder of a called 17.808 acre Tract, same being a point on the East line of said called 5.84 acres Tract, point on the existing East right-of-way line of said Lake Ridge Parkway;

THENCE 28°41'08"W, departing said common line, along the common West line of said called 11.64 acre Tract, and the East line of said 5.84 acre Tract, said existing East right-of-way line of Lake Ridge Parkway, a distance of 859.97 feet to a ½ inch Iron Rod set at the beginning of a non-tangent curve to the right having a radius of 1,372.40 feet, a Delta Angle of 25°29'34", a chord bearing of N15°57'55"W, a chord distance of 605.60 feet;

THENCE continuing along the common West line of said Tenairs Tract and the East line of said called 5.84 acre Tract, said existing East right-of-way line at Lake Ridge Parkway, along said curve to the right, an arc distance of 610.62 feet to the POINT OF BEGINNING and containing 721,828 square feet or 16.571 acres of land, more or less.