

EXHIBIT "A"

LEGAL DESCRIPTION OF THE GROUND LEASE LAND

Being a 0.611 acre tract of land situated in the City of Dallas, Dallas County, Texas, in the William Grigsby Survey, Abstract Number 591 and being all of Lot 3, Block N/1223, Fire Station No. 11 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 77085, Page 2444, Map Records of Dallas County, Texas and being all of the tracts of land described in the instrument recorded in Volume 94130, Page 1852, Deed Records of Dallas County, Texas, said 0.611 acre tract of land being more particularly described as follows:

BEGINNING at a ½ inch iron rod with a plastic cap found in the southeasterly right-of-way line of Reagan Street (60' wide right-of-way) for the most northerly corner of said Lot 3, Block N/1223, also being the most westerly corner of a tract of land described in the deed to Omar Samper recorded in Volume 99058, Page 5575, Deed Records of Dallas County, Texas;

THENCE with the common line of said Lot 3, Block N/1223 and said Omar Samper tract and the tract of land described in the deed to Madison Pacific Development Company, Inc. recorded in Volume 91242, Page 2801, Deed Records of Dallas County, Texas, South 45 degrees 00 minutes 00 seconds East a distance of 136.19 feet to a 5/8" iron rod with a plastic cap stamped "Clark-Geogram" found for the northeasterly corner of said Lot 3, Block N/1223, also being the most northerly corner of Lot 4, Block N/1223, NWC Oak Lawn & Cedar Springs Addition, an addition of the City of Dallas recorded in Volume 95251, Page 919, Map Records of Dallas County, Texas;

THENCE departing the southwesterly line of said Madison Pacific Development tract with the common line of said Lot 3, Block N/1223 and Lot 4, Block N/1223 the following:

South 45 degrees 00 minutes 00 seconds West a distance of 75.11 feet to an "X" found in concrete for corner;

South 45 degree East a distance of 1.00 feet to an "X" found in concrete for corner;

South 45 degrees 00 minutes 00 seconds West at a distance of 103.56 feet passing a 5/8 inch iron rod found for the most westerly corner of said Lot 4, Block N/1223 also being the most northerly corner of the tract of land described as Tract 5 in the deed to Gilliland Properties II, Ltd. recorded in Volume 2001136, page 1001, Deed Records of Dallas County, Texas in all a total distance of 125.43 feet to an "X" found in concrete for the most southerly corner of said Lot 3, Block N/1223;

THENCE with the common line of said Lot 3, Block N/1223 and said Gilliland tracts, North 47 degrees 49 minutes 00 seconds West a distance of 56.97 feet to a ½ inch iron rod with a cap found for corner;

THENCE departing said common line North 45 degrees 00 minutes 00 seconds West a distance of 80.48 feet to a 5/8 inch iron rod with a cap found in the southeasterly right-of way line of Reagan Street;

THENCE with the southeasterly right-of way line of Reagan Street North 45 degrees 03 minutes 30 seconds East a distance of 188.86 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.611 acres (26,597 square feet) of land.