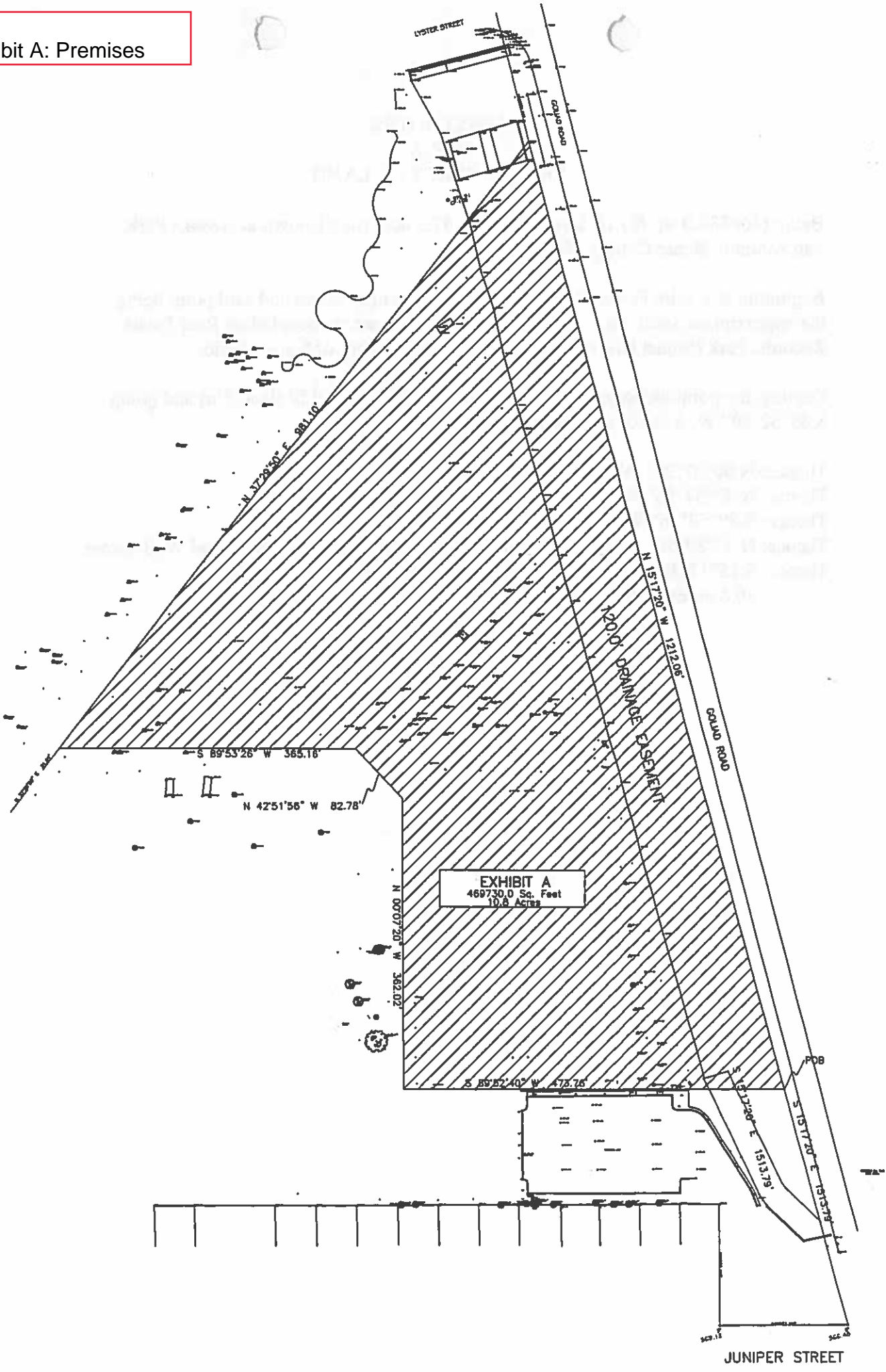


Exhibit A: Premises



FIELD NOTES
FOR A
LEASED TRACT OF LAND

Being (469730.0 sq. ft.) 10.8 acres out of a 47.3 acre tract Known as Brooks Park, San Antonio, Bexar County, Texas.

Beginning at a Wire Fence 301.4' north west of Juniper Street and said point being the approximate South East corner of the property tract as recorded on Real Estate Records, Park Project Records, Parks & Recreation, City of San Antonio.

Starting at a point along property line 301.4' north of Found IP (Iron Pin) and going S 89°52'40" W, 473.76' to a corner.

Thence: N 00°07'20" W, 362.02' to a corner;

Thence: N 42°51'56" W, 82.78' to a corner;

Thence: S 89°53'26" W, 365.16' to a corner,

Thence: N 37°29'50" E, 981.10' to a Found Iron Pin, 118.21' from a Head Wall corner,

Thence: S 15°17'20" E, 1212.06' to Point of Beginning and containing
10.8 acres (469730.0 sq.ft.) more or less.