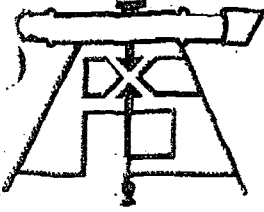


EXHIBIT A



Frank X. Spencer & Associates, Inc.
Consulting Civil Engineers & Surveyors
1130 Montana * El Paso, Texas 79902

Frank X. Spencer, P.E., R.P.L.S.

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

METES AND BOUNDS DESCRIPTION

A 2.710 ACRES (118,032. S.F.) OF LAND OUT OF LOT 17, BLOCK 126, PEBBLE HILLS UNIT 15 SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a city monument at the centerline intersection of Kinross Avenue (60-foot right-of-way, Pebble Hills Unit 15, Book 53, Page 18, Plat Records, El Paso, El Paso County, Texas), and Yarbrough Drive (120 foot right-of-way) from which a city monument at the intersection of the centerline of Yarbrough Drive and Pebble Hills Boulevard (120-foot right-of-way) bears South 41°08'23" West, a distance of 1719.88 feet; Thence, along the centerline of Yarbrough Drive South 37°55'40" West, a distance of 1048.57 feet to a point, Thence, South 52°04'20" East, a distance of 60.00 feet to a concrete nail found on the easterly right-of-way of Yarbrough Drive and the southeasterly boundary line of a 10-foot easement (Book 3078, Page 127, Deed Records, El Paso County, Texas) for the **POINT OF BEGINNING** of this description;

THENCE, South 52°04'20" East, a distance of 250.00 feet, to a chiseled "X" found on the southwesterly boundary line of a certain parcel of land described July 17, 1996, in Book 3078, Page 132, Deed Records, El Paso County, Texas;

THENCE, South 37°55'40" West, along said boundary line, a distance of 30.00 feet, to a found punch on post;

THENCE, South 52°04'20" East, continuing along said boundary line, a distance of 55.08 feet, to a concrete nail on rock wall found on the southwesterly boundary of Lot 17, Block 126, Pebble Hills Unit 15;

THENCE, South 37°17'30" West, continuing along said boundary line, a distance of 10.72 feet, to a found concrete nail on rock wall;

THENCE, South 33°23'40" West, continuing along said boundary line, a distance of 90.88 feet, to a found concrete nail on rock wall;

THENCE, South 26°52'18" West, continuing along said boundary line, a distance of 90.88 feet, to a found concrete nail on rock wall;

THENCE, South 20°20'56" West, continuing along said boundary line, a distance of 90.88 feet, to a found concrete nail on rock wall;

THENCE, South 13°49'34" West, continuing along said boundary line, a distance of 53.49 feet, to a chiseled "X" on rock found on the northwesterly line of a certain parcel of land described December 13, 1982, in Book 1310, Page 1765, Deed Records, El Paso County, Texas;

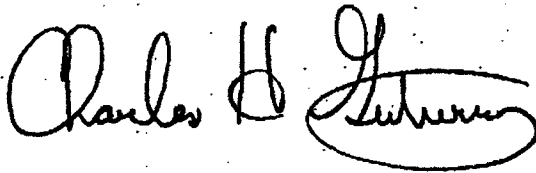
THENCE, North 52°04'20" West, along said boundary line, a distance of 410.19 feet, to a 5/8" rebar found on the easterly right-of-way line of Yarbrough Drive;

THENCE, North 49°30'00" East, along said right-of-way line, a distance of 27.31 feet, to a found chiseled "X" on concrete sidewalk;

THENCE, 254.49 feet continuing along said right-of-way with a curve to the left, having a radius of 1260.00 feet, a central angle of 11°34'20", and a chord which bears North 43°42'50" East, a distance 254.05 feet to a found chiseled "X" on concrete sidewalk;

THENCE, continuing along said right-of-way, North 37°55'40" East, a distance of 76.47 feet, to the POINT OF BEGINNING, containing 2.710 Acres (118,032 S.F.) of land, more or less.

Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572

Date: 08-25-06

EXHIBIT A

BY SIGNING BOTH THIS PURCHASE CONTRACT AND THIS EXHIBIT, THE BUYER IS ACKNOWLEDGING RECEIPT OF A "CONDOMINIUM INFORMATION STATEMENT" FOR THE PUEBLO CONDOMINIUM. SELLER STRONGERLY RECOMENDS THAT BUYER READ THE CONDOMINIUM INFORAMTION STATEMENT CAREFULLY AND COMPLETELY BEFORE SIGNING THE PURCHASE AGREEMENT. BUYER UNDERSTANDS AND AGREES WITH THIS RECOMMENDATION.

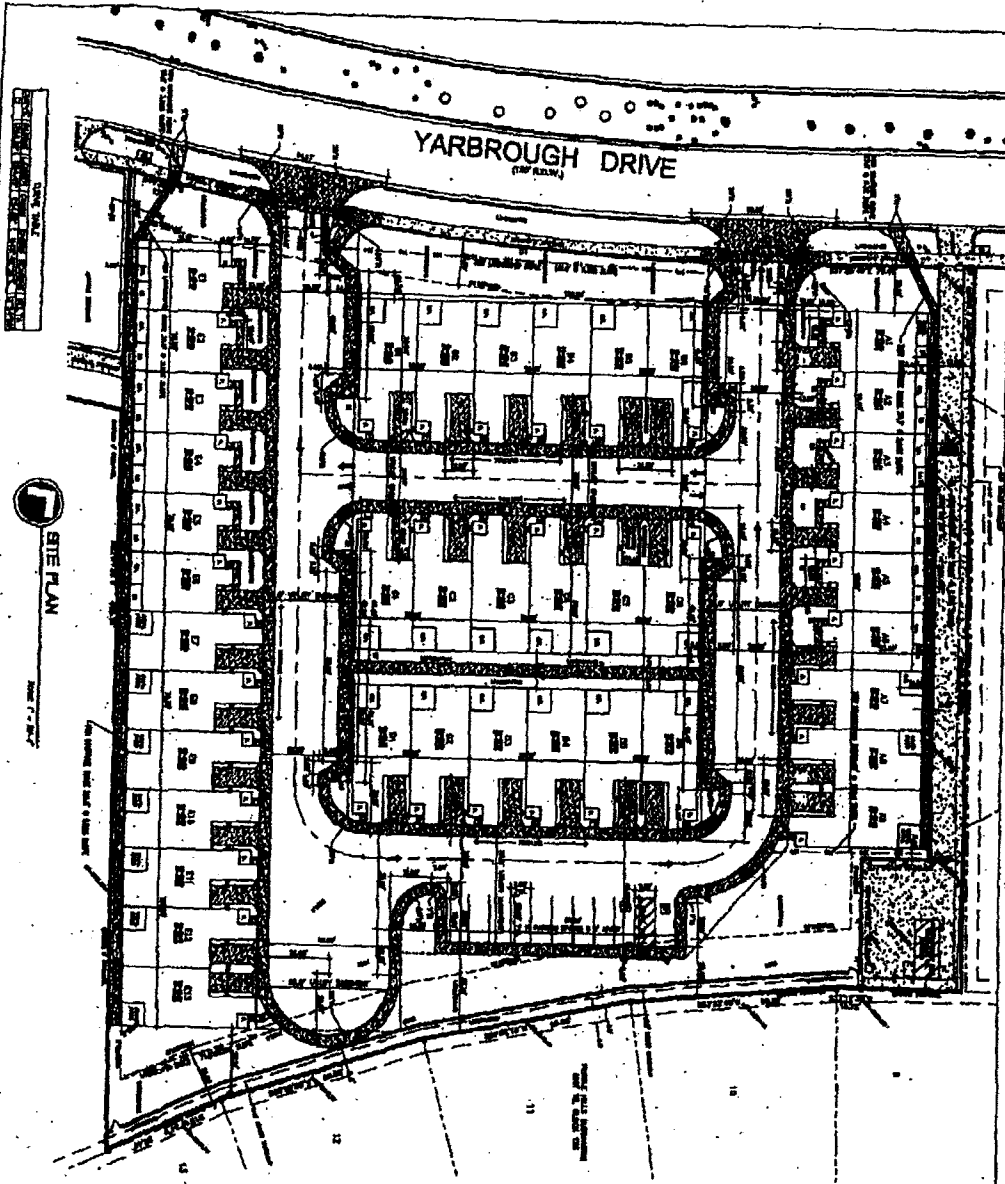
EXECUTED ON _____, 20____.

PURCHASER'S SIGNATURE

PURCHASEER'S TYPED NAME

EXHIBIT B-1

92 D 526



LEGAL DESCRIPTION

TRACT 10, BLOCK 10, SUBDIVISION 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PROJECT DATA

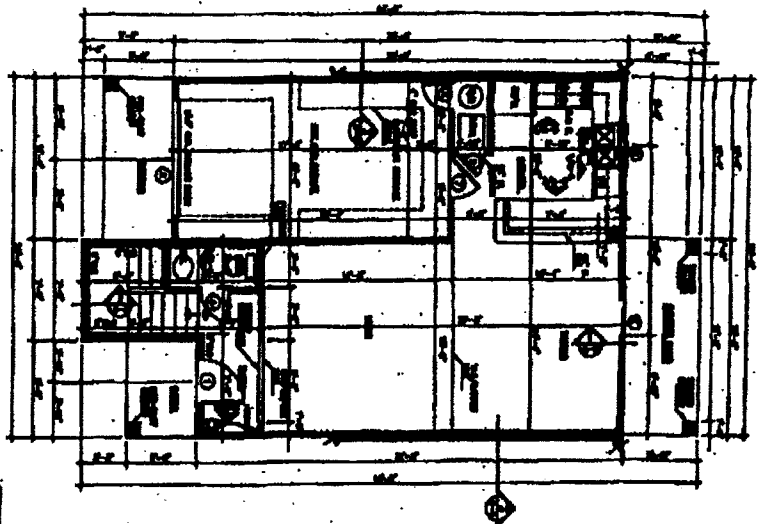
OWNER: EL PASO COUNTY, TEXAS
 ARCHITECT: [unreadable]
 ENGINEER: [unreadable]
 CONTRACT NO.: [unreadable]
 DATE: [unreadable]
 PROJECT NO.: [unreadable]
 SHEET NO.: [unreadable]

NUMBER OF UNITS

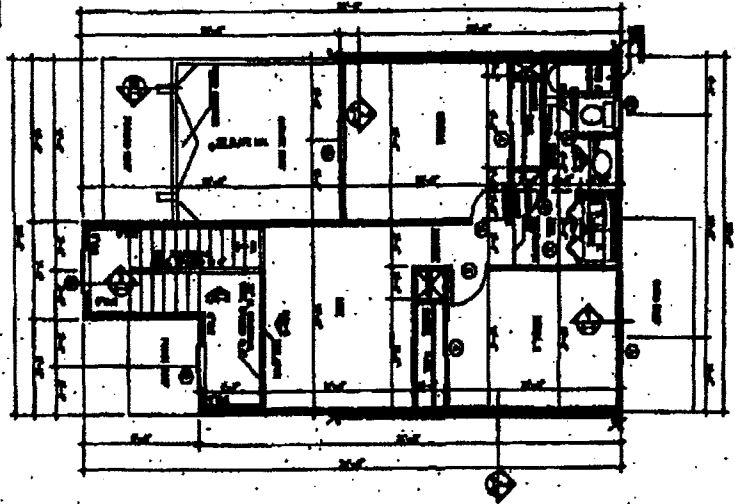
TOTAL NUMBER OF UNITS: 12
 TOTAL AREA: 12,000 SQ. FT.
 TOTAL AREA: 12,000 SQ. FT.

PROJECT: **PUEBLO CONDOMINIUMS**
 3160 YARBROUGH DRIVE
 EL PASO, TEXAS

A-1



FIRST FLOOR PLAN - 2 BEDROOM UNIT



SECOND FLOOR PLAN - 2 BEDROOM UNIT

THIS UNIT IS SUBJECT TO THE GENERAL CONDOMINIUM REGULATIONS AND BYLAWS OF THE DEVELOPMENT. THE UNIT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN AS A RESIDENTIAL UNIT. THE UNIT IS NOT TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES. THE UNIT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN AS A RESIDENTIAL UNIT. THE UNIT IS NOT TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES.

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CONDOMINIUM FLOOR PLAN SCHEDULE

NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE
1	Living Room	1200	Living Room
2	Kitchen	800	Kitchen
3	Bathroom	400	Bathroom
4	Bedroom	1000	Bedroom
5	Bedroom	1000	Bedroom
6	Hallway	200	Hallway
7	Staircase	100	Staircase
8	Entry	100	Entry
9	Storage	100	Storage
10	Other	100	Other
TOTAL		4900	

CONDOMINIUM WINDOW AND GLASS DOOR SCHEDULE

NO.	DESCRIPTION	AREA (SQ. FT.)	TYPE
1	Living Room Window	100	Window
2	Kitchen Window	80	Window
3	Bathroom Window	40	Window
4	Bedroom Window	120	Window
5	Bedroom Window	120	Window
6	Hallway Window	20	Window
7	Staircase Window	10	Window
8	Entry Window	10	Window
9	Storage Window	10	Window
10	Other Window	10	Window
TOTAL		420	

THIS UNIT IS SUBJECT TO THE GENERAL CONDOMINIUM REGULATIONS AND BYLAWS OF THE DEVELOPMENT. THE UNIT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN AS A RESIDENTIAL UNIT. THE UNIT IS NOT TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES. THE UNIT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN AS A RESIDENTIAL UNIT. THE UNIT IS NOT TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES.

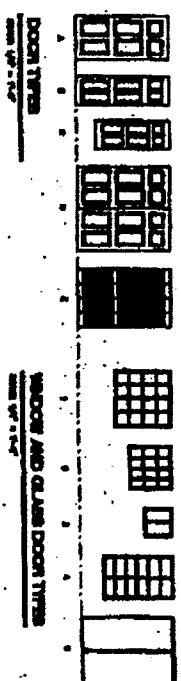
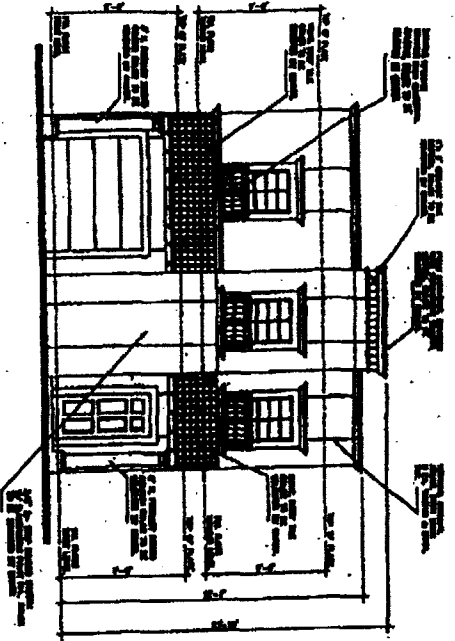


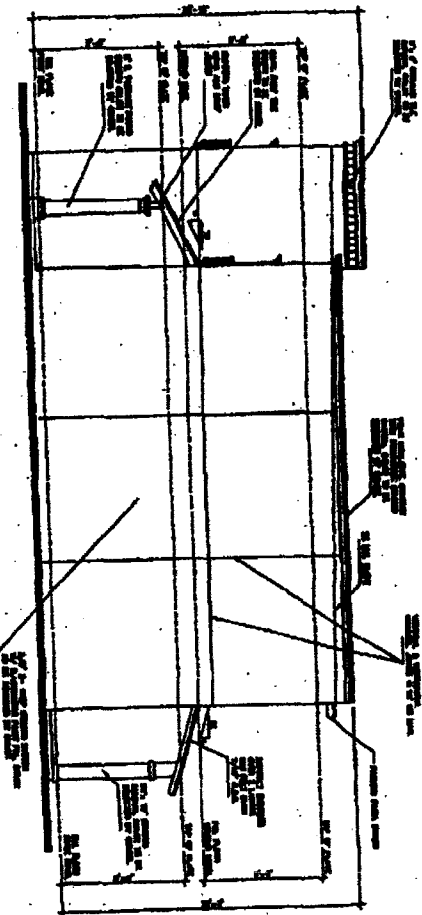
EXHIBIT C-1

PERCENT OF OWNERSHIP 2.29%

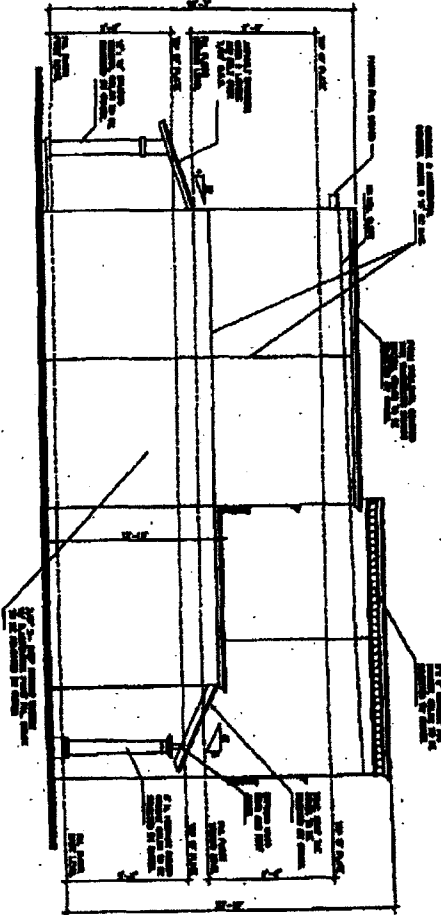
POOR QUALITY ORIGINAL BEST AVAILABLE FILM



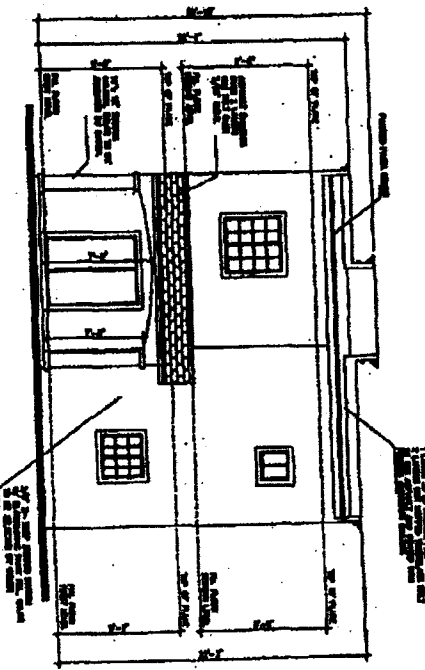
FRONT ELEVATION - 2 BEDROOM UNIT



RIGHT SIDE ELEVATION - 2 BEDROOM UNIT



LEFT SIDE ELEVATION - 2 BEDROOM UNIT

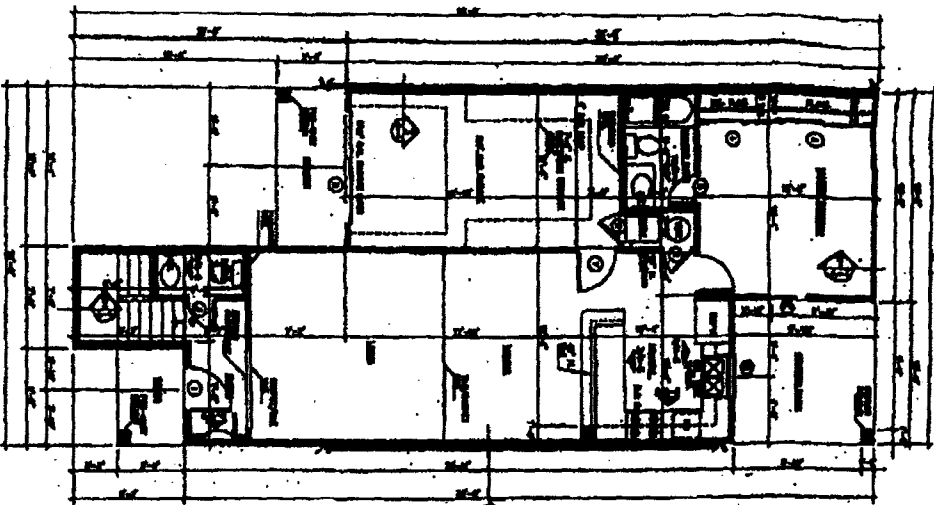


REAR SIDE ELEVATION - 2 BEDROOM UNIT

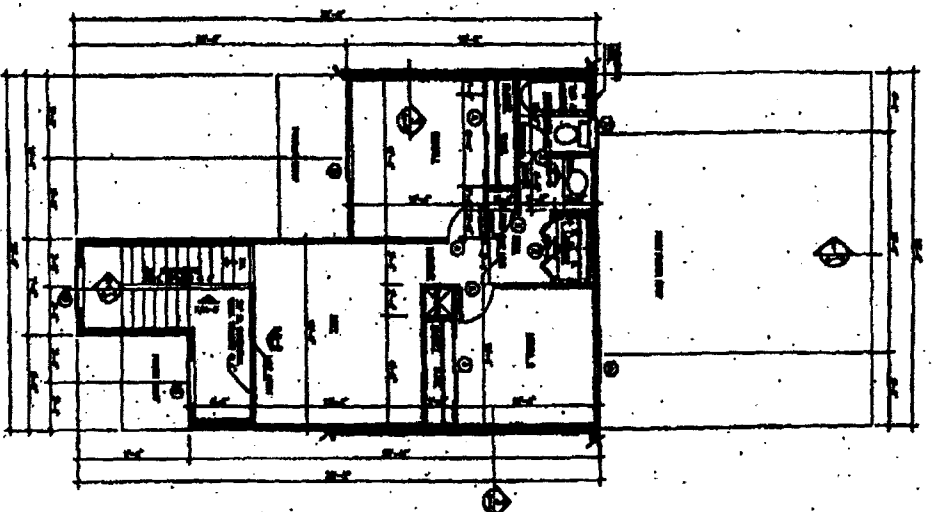
EXHIBIT C-2

POOR QUALITY ORIGINAL
BEST AVAILABLE FILM

A-	PROJECT:	PUEBLO CONDOMINIUMS	AREA CALCULATIONS - 2 BEDROOM UNIT: FLOOR AREA: 1,200 sq. ft. WALL AREA: 1,500 sq. ft. ROOF AREA: 1,200 sq. ft. TOTAL AREA: 3,900 sq. ft.
	DATE:		



FIRST FLOOR PLAN - 3 BEDROOM UNIT
 UNIT NO. 101



SECOND FLOOR PLAN - 3 BEDROOM UNIT
 UNIT NO. 101

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

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 ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

CONCRETE FLOOR FINISH SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE FLOOR FINISH		SQ. FT.	
2	...			
3	...			

COMPOUND DOOR SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	WOOD DOOR		EA.	
2	...			

COMPOUND WINDOW AND GLASS DOOR SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	WOOD WINDOW		EA.	
2	...			

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

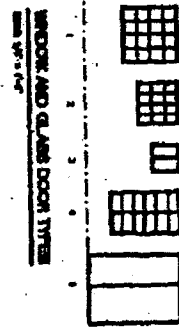
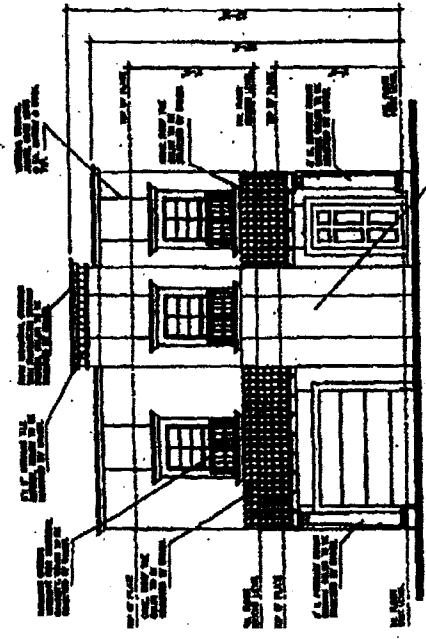


EXHIBIT D-1
PERCENT OF OWNERSHIP 2.59 %
POOR QUALITY ORIGINAL
BEST AVAILABLE FILM

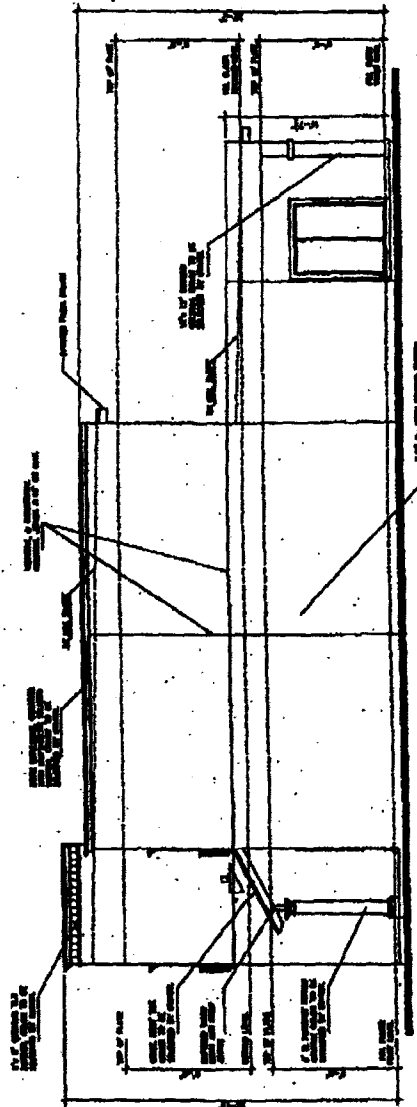
EXHIBIT D-2

POOR QUALITY ORIGINAL
BEST AVAILABLE FILM

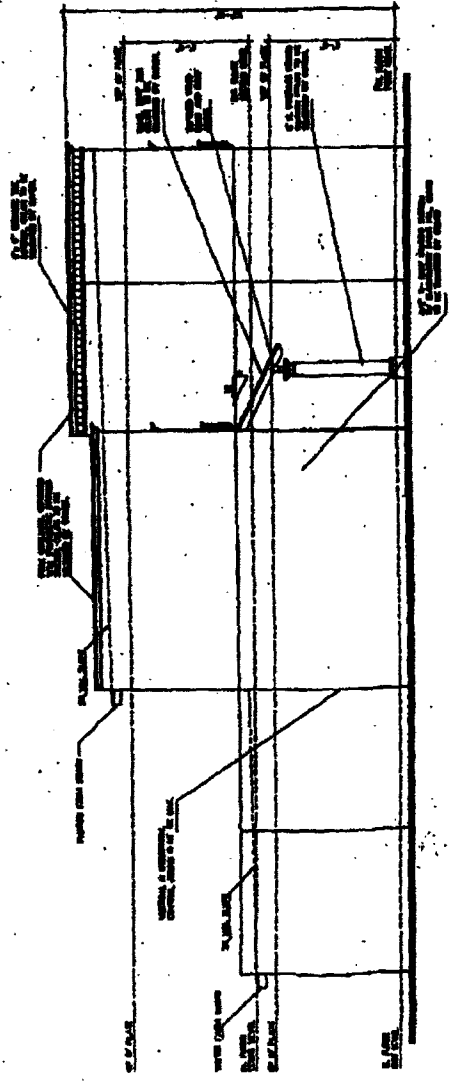
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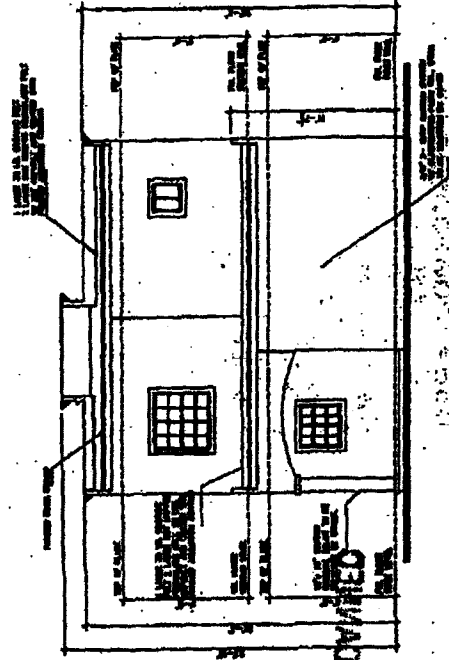
FRONT ELEVATION - 3 BEDROOM UNIT
SEE UP 114



RIGHT SIDE ELEVATION - 3 BEDROOM UNIT
SEE UP 114



LEFT SIDE ELEVATION - 3 BEDROOM UNIT
SEE UP 114



REAR SIDE ELEVATION - 3 BEDROOM UNIT
SEE UP 114

PUEBLO CONDOMINIUMS

PROJECT

A-

10 1 24

Doc# 20070058515
#Pages 20 #PDFPages 1
6/22/2007 10:54:57 AM
Filed & Recorded in
Official Records of
EL PASO COUNTY
MELIA BRIONES
COUNTY CLERK
Fees \$124.00

SCANNED

29

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Melia Briones

EXHIBIT G

WARRANTIES

The Developer and/or Home Builder warrants that the title to the lot and the undivided interest in the common areas and common facilities being purchased by a prospective owner will be insured by DEL NORTE Title Company of El Paso, Texas, subject to all restrictions, reservations and easements of record and those appearing on the site plan or plat map previously recorded and subject to the Declarations of the Condominium Regime filed by the Declarant dated the 22nd day of June, 2007, recorded in Document No. 20070058515, Real Property Records of El Paso County, Texas.

Further, all improvements to be constructed on any lot in the property are newly constructed improvements and warranted by the Builder as new construction in accordance with laws of the State of Texas.

EPT PUEBLO CONDOMINIUMS, L.P.
a Texas Limited Partnership
By its General Partner
EPT PUEBLO MANAGEMENT, LLC
a Texas Limited Liability Company

By: 

Frank X. Spencer, Manager