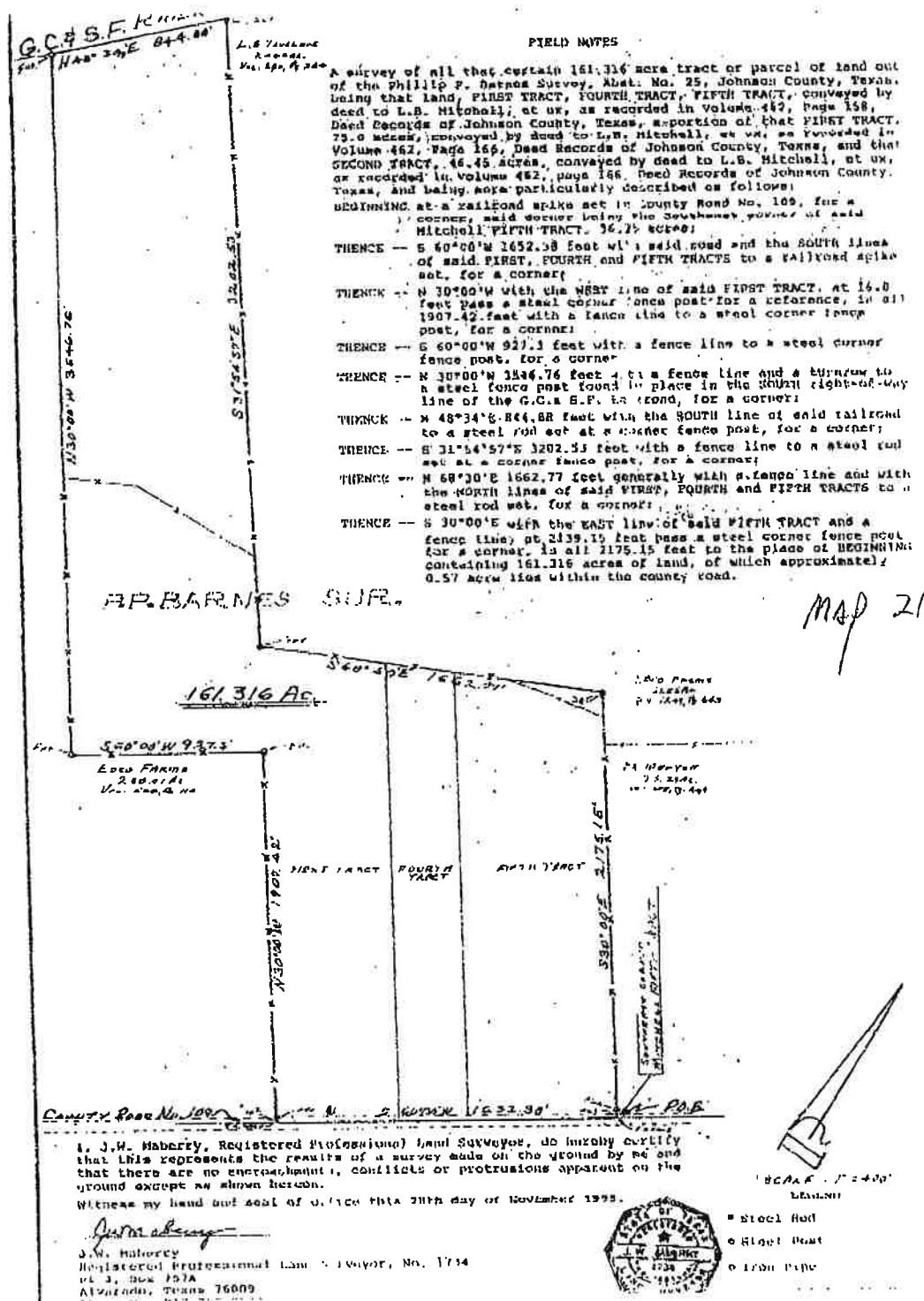




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Exhibit "B"

1. Standby fees, taxes and assessments by any taxing authority for the year 2002, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but those taxes or assessments for prior years because of an exemption granted to a previous owner of the Property under Section 11.13, Texas Tax Code, or because of improvements not assessed for previous tax year
2. The following matters and all terms of the documents creating or offering evidence of the matters:

Right-of-way easement executed by Vivian E. Thompson to Texas Power and Light Company, dated September 26, 1936 recorded in Volume 303, Page 480, of the Deed Records of Johnson County, Texas;

Right-of-way easement executed by S.T. Thompson to Texas Power and Light Company, dated September 26, 1936, recorded in Volume 303, Page 478, of the Deed Records of Johnson County, Texas;

Right-of-way easement executed by Elaine Manning and husband, M.V. Manning to Texas Power and Light Company, dated September 26, 1936, and recorded in Volume 303, Page 479, of the Deed Records of Johnson County, Texas;

Right-of-way easement executed by S.T. Thompson to Texas Power and Light Company, dated June 21, 1940, recorded in Volume 320, Page 1, of the Deed Records of Johnson County, Texas;

Right-of-way easement executed by Vivian Thompson to Sinclair Refining Company, dated July 1, 1947, recorded in Volume 360, Page 218, of the Deed Records of Johnson County, Texas;

Right of way easement executed by Sam T. Thompson to Sinclair Refining Company, dated August 11, 1947, recorded in Volume 360, Page 268, of the Deed Records of Johnson County, Texas;

Right-of-way easement executed by L.B. Mitchell to Texas Power and Light Company, dated January 28, 1982, recorded in Volume 891, Page 346, of the Deed Records of Johnson County, Texas.