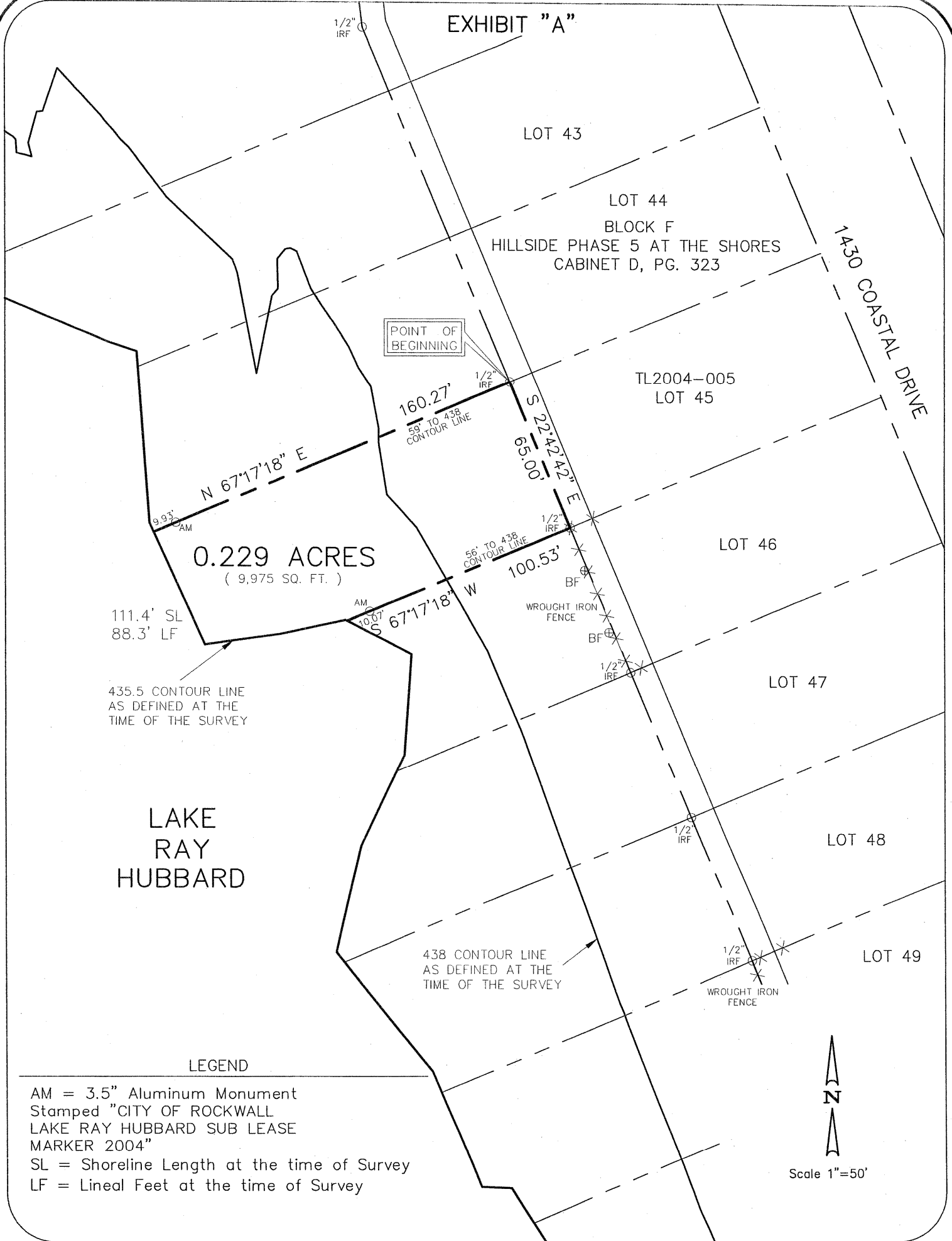


EXHIBIT "A"



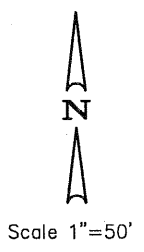
0.229 ACRES
(9,975 SQ. FT.)

435.5 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

438 CONTOUR LINE
AS DEFINED AT THE
TIME OF THE SURVEY

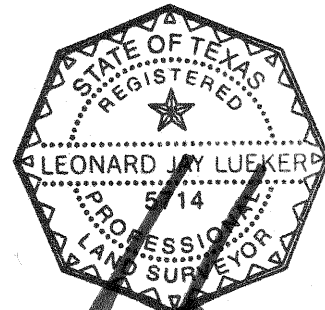
LEGEND

- AM = 3.5" Aluminum Monument
Stamped "CITY OF ROCKWALL
LAKE RAY HUBBARD SUB LEASE
MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



PROJECT NO. TL2004-005
LOT 45, BLOCK F
1430 COASTAL DRIVE
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The Surveyor has not abstracted the record title and / or easements of the subject property and prepared this survey without the benefit of a title commitment and assumes no liability for easements, reservations, and restrictions that may be of record. This property is subject to change due to natural and / or man made changes.



Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
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(972) 490-7090

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DALLAS, TEXAS 75230 (972) 490-7099 FAX
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DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-005

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northwesterly corner of LOT 45, BLOCK F of HILLSIDE PHASE 5 AT THE SHORES, an addition to the City of Rockwall as recorded in Cabinet D, Page 323 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 45, BLOCK F South 22 deg 42 min 42 sec East a distance of 65.00 feet to a 1/2 inch iron rod found for corner at the most southwesterly corner of said LOT 45, BLOCK F;

THENCE departing the westerly line of said LOT 45, BLOCK F South 67 deg 17 min 18 sec West passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 90.46 feet, continuing in all a distance of 100.53 feet to a point for corner in the 435.5 contour line as defined at the time of the survey;

THENCE along the meanders of said 435.5 contour line in a northwesterly direction a distance of 111.4 feet to a point for corner;

THENCE departing said 435.5 contour line North 67 deg 17 min 18 sec East passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 9.93 feet, continuing in all a distance of 160.27 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.229 acres or 9,975 square feet of land, more or less. This Sub Lease description was prepared from an actual on the ground survey performed in the field from January 2004 to December 2004 and is subject to change due to natural and / or man made changes after the survey.

PROJECT NO. TL2004-005
LOT 45, BLOCK F
1430 COASTAL DRIVE
ROCKWALL, TEXAS