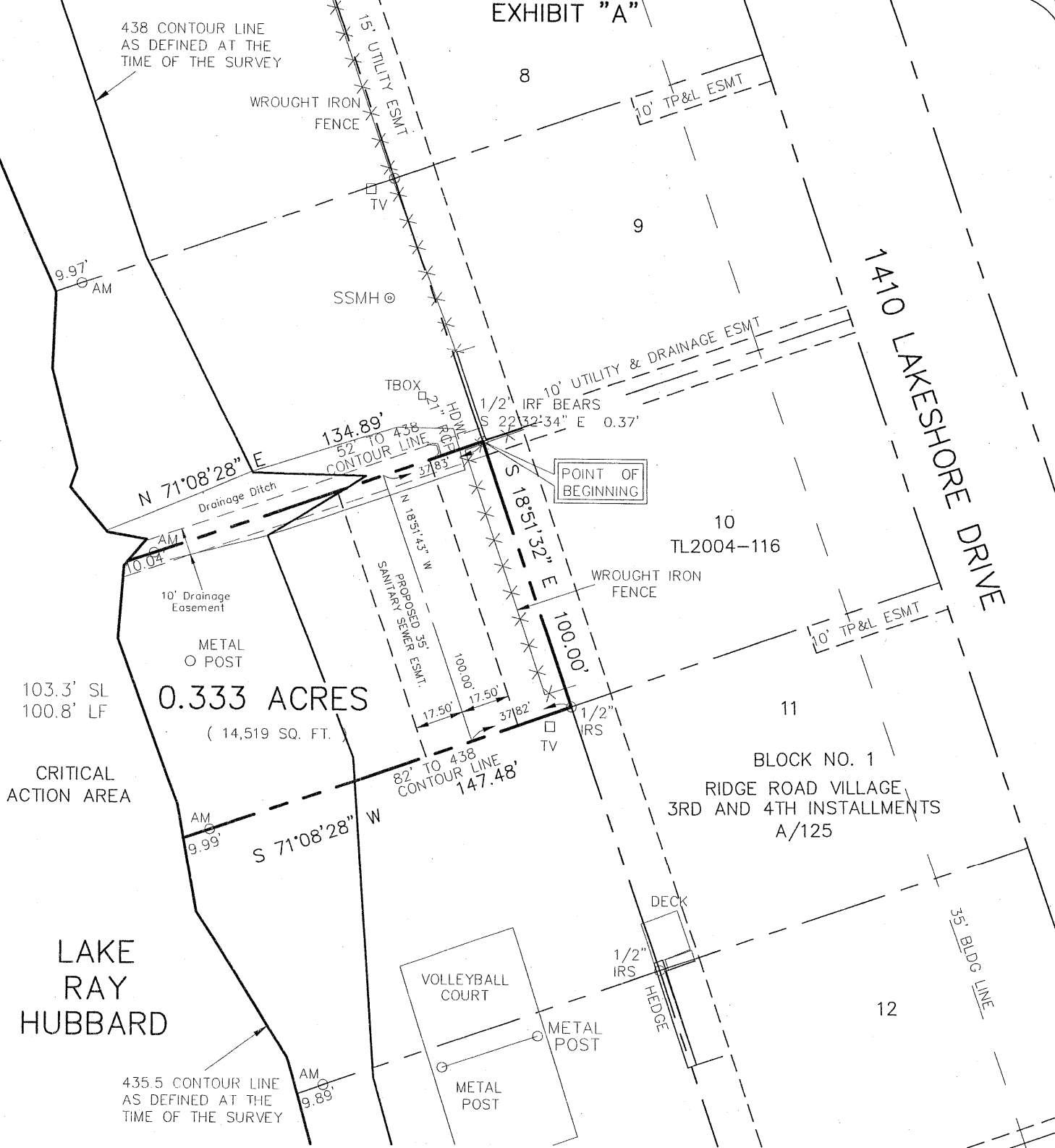


EXHIBIT "A"

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY



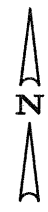
0.333 ACRES
(14,519 SQ. FT.)

TL2004-116

BLOCK NO. 1
RIDGE ROAD VILLAGE
3RD AND 4TH INSTALLMENTS
A/125

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



Scale 1"=50'

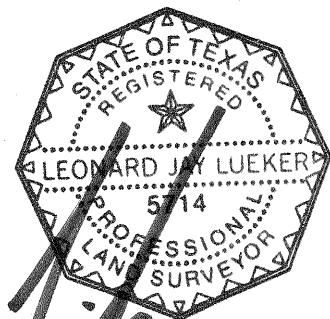
PROJECT NO. TL2004-116
LOT 10, BLOCK 1
1410 LAKESHORE DRIVE
ROCKWALL, TEXAS

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.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5114
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230
(972) 490-7090

DATE : May 05

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-116

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 point from which a 1/2 inch iron rod found bears South 22 deg 32 min 34 sec East a distance of 0.37 feet, said point being the most northwesterly corner of LOT 10, BLOCK 1 of RIDGE ROAD VILLAGE 3RD AND 4TH INSTALLMENTS, an addition to the City of Rockwall as recorded in Cabinet A, Page 125 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the westerly line of said LOT 10, BLOCK 1 South 18 deg 51 min 32 sec East a distance of 100.00 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 10, BLOCK 1;

THENCE departing the westerly line of said LOT 10, BLOCK 1 South 71 deg 08 min 28 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 137.49 feet, continuing in all a distance of 147.48 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 northerly direction a distance of 103.3 feet to a point for corner;

THENCE departing said 435.5 contour line North 71 deg 08 min 28 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 10.04 feet, continuing in all a distance of 134.89 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.333 acres or 14,519 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. TL2004-116
LOT 10, BLOCK 1
1410 LAKESHORE DRIVE
ROCKWALL, TEXAS