

EXHIBIT "A"
PARKING DESIGNATIONS
AND
WAREHOUSE DEFINITIONS AND ADDRESSES:
CHERRY STREET

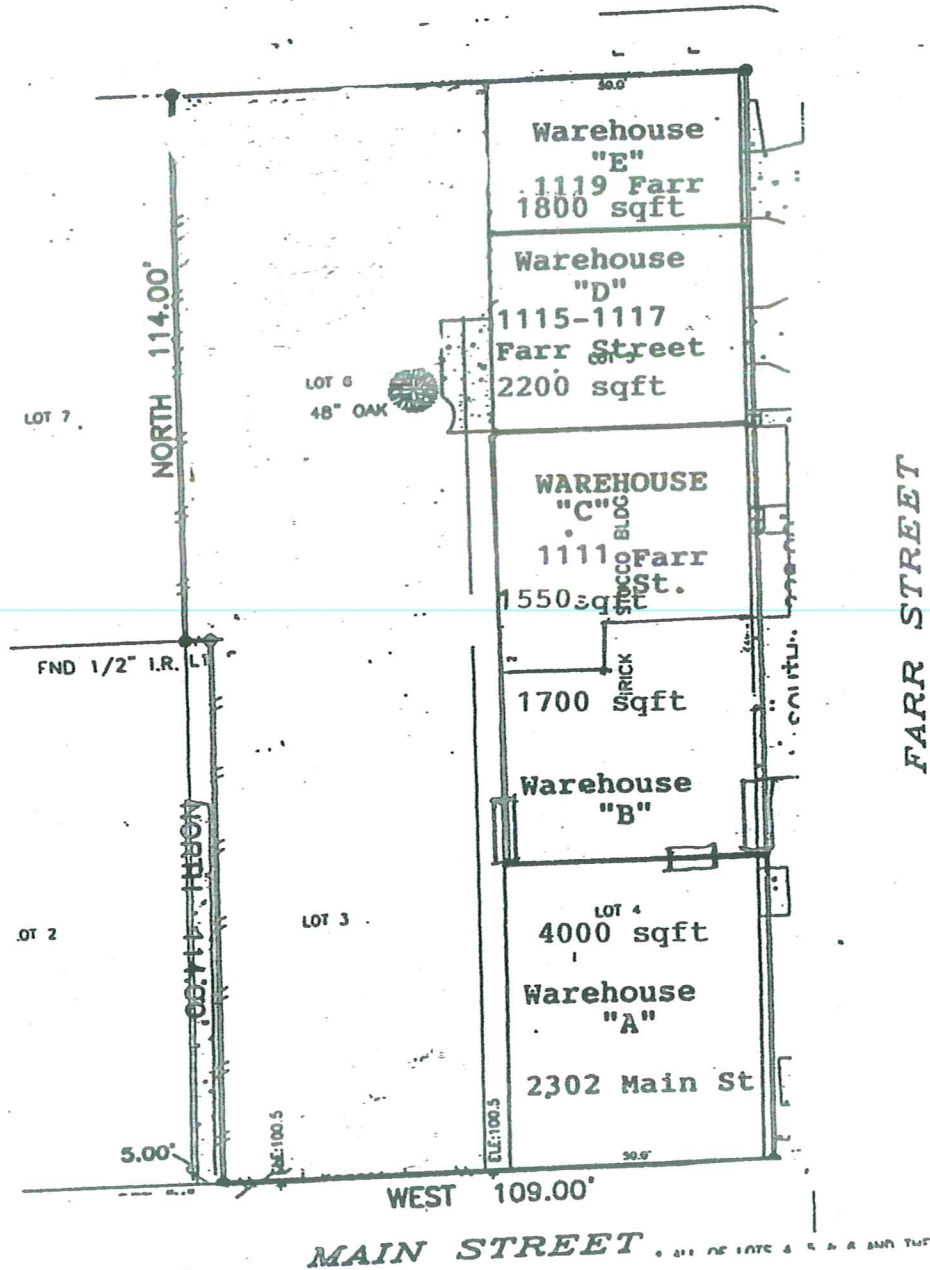
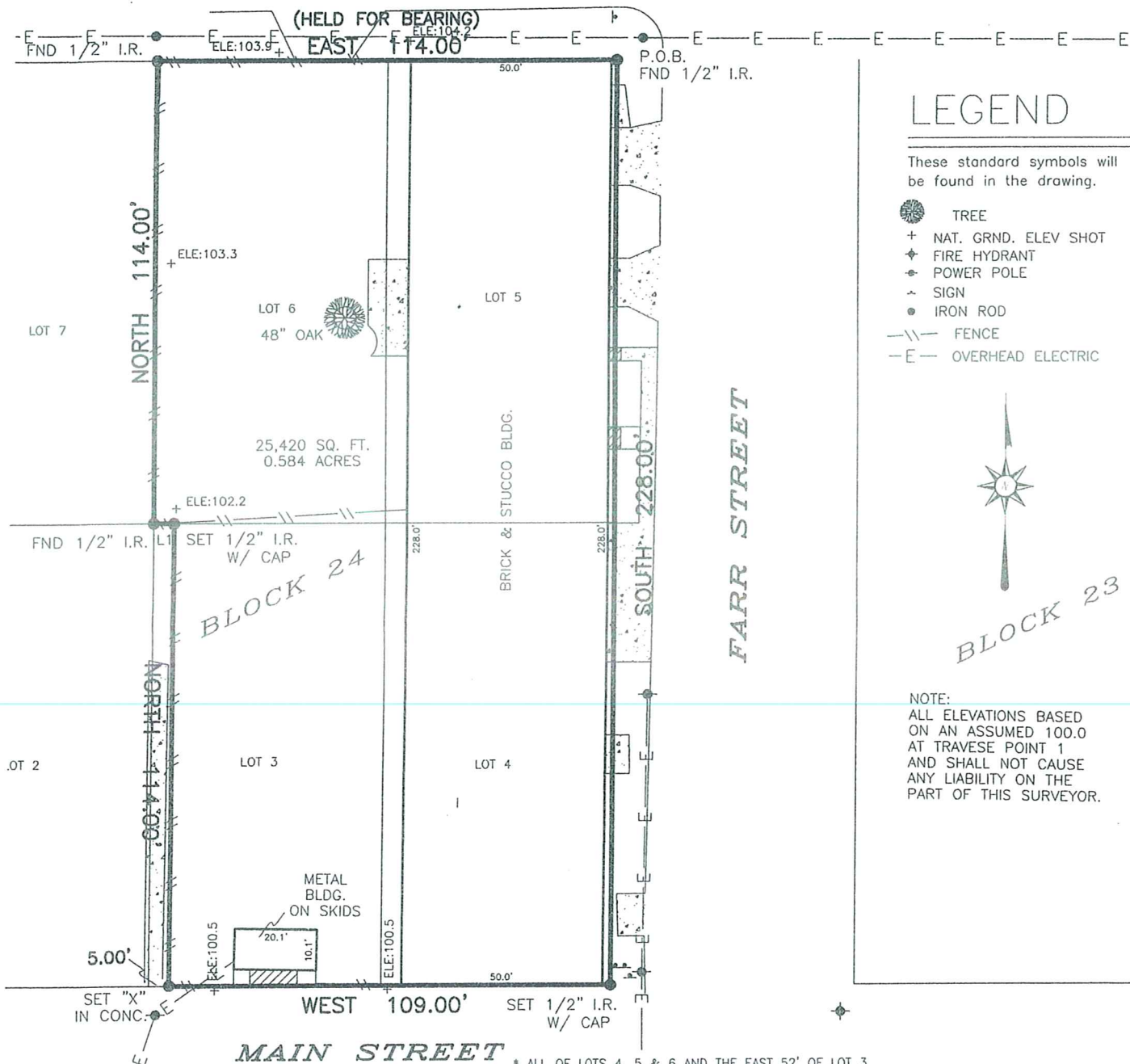


Exhibit A Initialed for Identification by Tenants: _____, and Landlord _____.

CHERRY STREET

LINE	BEARING	DISTANCE
L1	WEST	5.00'



LEGEND

These standard symbols will be found in the drawing.

- TREE
- NAT. GRND. ELEV SHOT
- FIRE HYDRANT
- POWER POLE
- SIGN
- IRON ROD
- FENCE
- OVERHEAD ELECTRIC



BLOCK 23

NOTE:
ALL ELEVATIONS BASED
ON AN ASSUMED 100.0
AT TRAVESE POINT 1
AND SHALL NOT CAUSE
ANY LIABILITY ON THE
PART OF THIS SURVEYOR.

Bearings based on subdivision plat.
Easement & Building Lines (B.L.) as provided by Title Company.

* ALL OF LOTS 4, 5 & 6 AND THE EAST 52' OF LOT 3
PROPERTY SUBJECT TO CITY OF WALLER ZONING ORDINANCES.
PROPERTY SUBJECT TO TERMS IN DECLARATION OF TRUST
RECORDED UNDER VOL. 510, PG. 363. O.R.W.C.

FLOOD PLAIN INFORMATION:

ZONE: "C"
PANEL: 480641-0001B
DATE: 9-14-79
G.F. NO.: 05905499
JOB NO.: C05024311
SCALE: 1" = 30'

Purchaser FRANKLIN LOUIS TUCKER AND WIFE JOYCE ANDREWS TUCKER
Address 2302 & 2308 MAIN STREET WALLER, TEXAS 77484
Lot * Block 24 Sec. -
Survey
Area 0.584 ACRE
Subd CITY OF WALLER
Vol. 7 Pg. 392 D.R. WALLER COUNTY, TEXAS

To STEWART TITLE COMPANY

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

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Dated this 8th day of NOVEMBER 2005

CHAMPIONS SURVEYING, INC.

33122 SH 249, SUITE "A", PINEHURST, TEXAS 77362
OFFICE 281-259-5453 FAX 281-259-9346



Joyce A. Tucker
December 14, 05

2302 Main Street Information

The ownership of 2302 Main Street, Waller, Texas 77484 is in Two Cats Ltd

The building at 2302 Main Street consist of 11250 square feet under one roof but divided into five sections with different addresses for the spaces that face onto Farr Street. The building is 50 feet wide and 225 feet long with 2 vacant lots contiguous on the west side. The site and building has been an important entity in the development of the city of Waller beginning with previous owners when the city was platted in 1884. Basic information regarding the improvements includes the following:

Jenkins Building Dimensions: all measurements are approximate exterior or outer wall to wall dimensions
New roof by Charter Roofing Company in 12/ 2008 with R-19 Insulating rating and 20 year warranty. New scuppers, gutters and downspouts were installed at the time of the new roof installation.

2302 Main Street, Waller, Texas 77484

Warehouse A 4000 sqft 50'w x 80'L

Double front entrance doors with glass store front, side flat track sliding barn door entry and entry into contiguous space at 1101 Farr Street. Built in 1935, the perimeter walls are 8' hollow clay tile brick with broken plaster in the interior. The ceiling is 14 feet+ with all wood ceiling and thick load bearing wood beams and "Y" yoke wood columns. Concrete floor. Sloped ceiling that drains to the east. No electrical service to this section. *10 TON A/c UNIT ON ROOF. NO DUCTS.*

1101 Farr Street, Waller, Texas 77484

Warehouse B 1300 sqft approximately 50'wide x 26'long

Plus raised portion of 5'8" wide.

Two large windows and two overhead doors, one to Farr Street and one to vacant side lot. Wood ceiling with exposed steel girders and steel load bearing columns. No electrical service to this section.

1111 Farr Street, Waller, Texas 77484

Warehouse C 1950 sqft approximately. 50'wide X 39long

Measurements are offset somewhat with partition wall between Warehouse B& C but the general measurement of depth is 39 feet x 50 ft wide which equals 1950 square feet. Has large store front glass windows across the Farr Street side. Spaces B and C are separated by difference in slab grade level and a NON-load bearing partition wall. Has separate meter.

1115-1117 Farr Street, Waller, Texas 77484

Warehouse D 2200 sqft 50' wide x 42.5' long

Has front Pedestrian Door on Farr Street into a two room air conditioned/heated office and two overhead doors to air conditioned/heated warehouse space—one from rear lot and one from Farr Street. New 5 ton central electric heat and air conditioning system installed in warehouse space in February, 2006. Partial rewiring in January, 2006. Has a bathroom. The two room office space has the address of 1115 Farr and the open warehouse space has the address of 1117 Farr Street. Has two separate meters.

Suite E 1800 sqft 50' wide x 36' long

Warehouse Farr Street, Waller, Texas 77484

Located on the end at Cherry Street, Front overhead door and front pedestrian door. Has a two room office within the warehouse space. Lease is on a month to month basis. Has a bathroom. Spaces D and E are separated by a partition NON-load bearing wall. There is no air conditioning. Has separate meter.

A new six inch (6") sewer main and two inch (2") water supply main were installed in the five foot easement next to the southwest wall of the building. The two existing bathrooms remain connected into the older existing sewer and water lines.

A Phase One Environmental Study was completed in November 2005. The summary of that study reveals no hazardous or toxic elements and the building is asbestos free. The site is composed of four lots which equals approximately .5 acre.