

STATE OF LOUISIANA

PARISH OF RAPIDES

**SUBDIVISION BUILDING AND USE RESTRICTIONS
FOREST EDGE**

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the above named State and Parish and in the presence of the undersigned competent witnesses, personally came and appeared;

MARTCO L.L.C. (hereafter, along with any of its successors, successors in title or assigns, referred to as "**the Developer**"), a limited liability company organized and existing under the laws of the State of Louisiana, herein represented by Cade Young, its Vice President of Land and Timber, duly authorized by resolution dated 7-1-2015, and recorded on 07-09-2015 at Conveyance Book 2013, Page 144, instrument number 1555723 of the Records of Rapides Parish, Louisiana, with its principal office and mailing address located at PO Box 1110, Alexandria, Louisiana, 71309, who declared that:

Developer is the present record owner of the property described on Exhibit "A" (and hereinafter also sometimes referred to as "Forest Edge" or the "Subdivision") and consisting of ninety-three (93) separate parcels of land designated as Lots 1 through 93 (sometimes collectively the "Lots" and each a "Lot"), and

Developer, as the sole owner of the Subdivision, has and does hereby impose upon all such property this declaration of protective Covenants as set forth below (the "Covenants"), which Covenants shall be real rights, binding upon the Developer and its successors in title in the manner as set forth herein.

PART A: RESIDENTIAL AREA COVENANTS

1. **LAND USE AND BUILDING TYPE:** All Lots will be used for single-family residential purposes only. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family dwelling not to exceed 2-1/2 stories in height. All dwellings shall face the front Lot line, except that dwellings on corner Lots will face as directed by the Architectural Control Committee.
2. **ELEVATION OF STRUCTURE:** Prior to constructing a residence or any other improvement on any Lot, the builder of the structure shall verify that the proposed location of the structure is at an elevation high enough to drain into the existing sewer serving the appropriate Lot. This shall be the sole and entire responsibility of the landowner and not that of the Developer.
3. **BUILDING LOCATION:** No building shall be located, erected, or altered on any Lot except as follows:

Buildings situated on Lots 2 – 38 and 83 - 93 will be located no nearer to the front property line than 40 feet, no nearer to either side line than 20 feet and no nearer than 30 feet from the rear property line. Buildings situated on Lots 1 and 39 – 47 will be located no nearer to the front property line than 30 feet, no nearer to either side line than 20 feet and no nearer than 30 feet from the rear property line. Buildings situated on Lots on which adjacent easements are located will be located no nearer to the

easement right-of-way than 30 feet. These are shown on the Plat (as defined herein) as dotted setback lines.

4. **DWELLING SPECIFICATIONS:** Dwelling size restriction for structures constructed on Lots 1 through 9 and 29 through 89 require that the square footage of the main structure, exclusive of all exterior storage, whether attached or detached, open porches and garages shall be no less than 2,200 square feet of heated living area and shall have carports or garages either attached or detached from main structure for no less than two cars. Dwelling size restriction for structures constructed on Lots 10 through 28 and 90 through 93 require that the square footage of the main structure exclusive of all exterior storage, whether attached or detached, open porches and garages shall be no less than 2,400 square feet of heated living area and shall have carports or garages either attached or detached from main structure for no less than two cars. In determining the "heated living area" open porches, screen porches, porches with removable storm windows, breezeways, patios, and landings are excluded. Outside storage, utility areas, garages and carports also shall not be included in making up the minimum square footage of heated living area. The heated living area portion of all dwellings must be constructed atop a concrete slab.
5. **STORAGE OR OUTBUILDING:** Construction of a building of any type, including but not limited to storage buildings and sheds, other than the main house structure, is allowed according to the following:
 - (a) Must be approved by the Architectural Control Committee;
 - (b) Building will be placed to the rear of the Lot and main structure; and
 - (c) Building will be constructed in a manner that is harmonious and of similar materials as main structure or painted the same color. It is the intent that metal sheds not be allowed and all outbuildings use similar construction material as that used on the home of the respective Lot.
6. **GARAGES:** Attached garages or carports of all structures must be constructed in a manner that requires side entry into the garage or carport. Structures situated on corner Lots shall have enclosed garages or carports.
7. **CONSTRUCTION DEBRIS:** During the time of construction, the Lot owner shall be responsible to see that the contractor maintains a constant cleanup of all debris and all dirt and mud tracked onto public streets and that all access to the Lot is through the approved driveway and by no other means. The Lot owner shall further be responsible for the repair of any and all damage to the public right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale or culvert. No owner shall knowingly allow disposal of any waste building material, tree stumps, branches, tree trunks, or other material on any Lot or outlot within the Subdivision. In the event that the Lot owner or the contractor shall fail in this responsibility, the Developer shall have the right to perform the necessary cleanup or repairs at expense of the owner of the lot and/or at the expense of the individual who violates this section.
8. **VEHICLE STORAGE:** No Lot or the street area adjacent to any Lot shall be used or maintained as a parking or storage area for any vehicles, machinery or implement of any nature whatsoever.
9. **VEHICLES:** Vehicles with a gross vehicle weight in excess of 10,000 pounds shall not be permitted to park on the streets, driveways, or Lot overnight, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in the subdivision at any time. Permitted exceptions include the parking or storage of a bus, motor coach, motor home, travel trailer, utility

trailer, camper, boat or another similar vehicle, which shall be parked, kept or stored, or permitted on the Lots, which must be stored or parked in such a fashion so as not to be visible from the street. any Lot owners and their assigns shall not permit the regular parking of any such truck bus, camper, trailer, boat, or similar vehicle in any street or drive or any place else that is visible from any street.

10. **PARKING:** Parking shall not be permitted on any of the streets or in front of any of the Lots within Forest Edge on a permanent and/or continual basis. However, this restriction shall not be construed to prohibit non-continual guest parking for a period not to be greater than 24 hours.
11. **SATELLITE DISHES:** Any satellite dish, antenna or aerial placed, erected or located on a Lot or on a structure erected on a Lot shall not be visible from the street.
12. **SOLAR PANELS AND WIND ENERGY:** Solar panels, solar modules, photovoltaic modular panels and wind turbines are not permitted on any Lot or on any building within the Subdivision. This shall include but be not be limited to roof mounted solar panels, rack mounted solar panels or ground mounted solar panels.
13. **MAILBOXES:** Mailboxes shall be installed pursuant with active specifications set forth by the United States Postal Service. The design of the mailbox must be included in the plans submitted for approval by the Architectural Control Committee.
14. **LANDSCAPING:** All Lots must be tastefully landscaped within 180 days from the date of the issuance of the Certificate of Occupancy, and landscaping shall be maintained in a tasteful manner. Any issue regarding the interpretation and application of this requirement shall be resolved by the Architectural Control Committee.
15. **SWIMMING POOLS:** Only permanent swimming pools shall be allowed and shall be constructed in such a manner that the mean water level of the swimming pool does not extend beyond twelve (12) inches above the finished grade. All pools must be installed in-ground.
16. **FENCES:** No fence or dividing structure, decorative or otherwise, shall be located any nearer to the street than the front of the main structure without the written consent of the Architectural Control Committee. No chain-link or hurricane fence shall be permitted on any Lot. The condition of all fences shall be maintained and shall not become unsightly, as determined by the Architectural Control Committee.
17. **TEMPORARY STRUCTURES:** Regardless of foundation, no structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot or building site for a period of more than 7 days.
18. **RELOCATION OF BUILDINGS:** The only construction permitted in the Subdivision shall be for new dwellings or buildings. There shall be no relocation of existing structures onto a Lot and remodeling or converting the same into a dwelling unit in this sbSdivision.
19. **LOT WIDTH:** No Lot or building site shall be subdivided without the written approval of the Architectural Control Committee.
20. **LEASING:** No portion of any dwelling, other than the entire dwelling, shall be leased.
21. **SIGNS:** No signs of any kind shall be displayed to the public view on any Lot or building site, except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a

builder to advertise the property during the construction and sales period. This restriction shall not apply to Lot 83 as it pertains to the Entrance Sign and the Developer prior to the sale of the respective Lot by the Developer

22. **WATER SUPPLY:** No individual water supply system shall be permitted on any Lot or building site.
23. **SEWERAGE DISPOSAL SYSTEM:** No individual sewerage disposal system shall be permitted on any Lot or building site.
24. **UNSIGHTLINESS:** All garbage cans, equipment or coolers maintained on a Lot shall be walled in to conceal them from view of neighboring Lots, roads or streets. Clotheslines shall not be visible from the streets or neighboring Lots. All waste shall be kept in a clean and sanitary condition. No unreasonable or unsightly accumulation of storage or litter, new or used building materials, or trash of any kind shall be permitted upon any Lot. Trash in garbage containers should not be permitted to remain in public view except on days of collection. Wind energy devices are prohibited. Unlicensed or junk vehicles are prohibited. Yard decoration shall not be excessive.
25. **GARBAGE AND REFUSE DISPOSAL:** No Lots or building site shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All storage or disposal areas of such material shall be kept in a clean and sanitary condition. Burning of garbage or refuse shall be prohibited.
26. **CURBING AND SIDEWALKS:** Maintaining the beauty and integrity of all streets, sidewalks and curbing is of paramount concern to the Developer. Every contractor and Lot owner shall preserve and protect and be responsible for any and all damages occurring to sidewalks and curbing located within the boundaries of their respective Lot(s). Due and proper care will be taken to ensure that no breakage, staining or other damage, whether physical or aesthetic, shall occur during construction. Identification and assessment of said damages shall be at the sole discretion of the Developer. If damages occur, the contractor and/or Lot owner will be notified in writing along with a request for appropriate reparations. The contractor and/or Lot owner shall have a period of 14 business days to make the requested repairs. If, following the 14 day period, the repairs have not been made to the sole satisfaction of the Developer, the Developer may, at its sole discretion, conduct any such repairs and seek reimbursement from the contractor and/or Lot owner with all means possible, including but not limited to the placing of appropriate liens. Further, and during all periods of construction, a minimum of 12" of adequate fill or cover shall be placed atop any sidewalk or curbing surface upon which vehicular traffic is to occur.
27. **DRIVEWAYS:** Driveway material must be concrete and must be colored dark gray or finished with a pebble décor. The driveway must be constructed at an elevation equal to the adjacent sidewalk. A driveway shall access only one Lot, and a Lot shall be accessed by only one driveway.
28. **NUISANCES:** No outside lighting, outside music or sound producing device, or any noxious or offensive activity shall be carried on upon any Lot or building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
29. **BUSINESS:** No business or commercial activity shall be conducted on any Lot, nor shall any other activity be done thereon which may become an annoyance or nuisance to any Lot owner. No garage sales or yard sales shall be allowed on any Lot.
30. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred

or kept on any Lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. Any kennels will be maintained so that they will not be an annoyance to the neighborhood.

31. DISCHARGE OF FIREARMS: The discharge of firearms on any Lot or any place within the Subdivision is prohibited.
32. REMOTE-CONTROL DEVICES: Use of remote-control airplanes, unmanned aerial vehicles, and cars within the subdivision is prohibited.
33. EASEMENTS: Easements and/or servitudes for installation and maintenance of utilities and drainage facilities are reserved on the Subdivision's plat recorded at _____ (the "Plat"). Within these easements and/or servitudes, no structure, or materials shall be placed or permitted to remain which may damage or interfere with the installation and flow of drainage channels in the easements and/or servitudes, or which may obstruct or retard the flow of water through the drainage channels in the easements and/or servitudes. The easements and/or servitudes of each Lot and all improvements on it, such as grass and shrubs, shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat. Except to the extent that the applicable utility company shall be obligated to maintain and repair its lines, each owner shall maintain and keep in good repair any and all lines, street, road, driveways or walkway which may from time to time run through, over or under a Lot.
34. UTILITY MAINTENANCE: The property shall be subject to such servitude for maintenance of streets, driveways, walkways, parking areas, water lines, sanitary sewers, store sewer facilities, gas and other public or private utilities, as shall be constructed or installed by the Developer. Such servitude for maintenance shall include also a right of ingress and egress sufficient to enable such maintenance.
35. UTILITIES: All utility lines shall be installed underground, and no above-ground utility lines shall be ran across a lot.
36. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot or building site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lots or building site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon Lot or building site.
37. SIGHT DISTANCE AT INTERSECTION: No fence, wall, hedge, or shrub planting which obstructs sight lines or elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
38. COMPLIANCE: Each owner of any Lot within the Subdivision shall at all times comply in all respects with all government, health, fire and police requirements and regulations.

39. THE COMMITTEE

- 39.1 *Membership.* The Architectural Control Committee ("the Committee") shall be composed of three (3) members (collectively the "Members" and each a "Member") who shall be, initially, the President, Vice President of Land and Timber, and the Property Manager for Developer. A majority of the Members may designate a representative to act for the Committee, and neither the Members nor their designated representatives shall be entitled to any compensation for services performed pursuant to these Covenants. In the event of the death or resignation of any Member, the Developer shall have full authority to name and/or designate a successor. At any time Developer, or its assigns, may in its sole discretion replace any Member. Developer may, at any time, withdraw from any and all activities regarding the Committee at which time the record owners of a seventy-five (75%) percent of the Lots shall have the power, through a duly recorded written instrument, to select the membership of the Committee.
- 39.2 *Committee Approval Required.* Except for any improvements constructed or approved by Developer ("Developer Improvements"), which Developer Improvements are not subject to the approval of the Committee: (i) no building, structures, improvements of any kind (including, but not limited to, any wall, fence, sign, mailbox, landscaping, planting, swimming pool, tennis court, screen enclosures, driveway, sidewalk, sewer, drain, water area, or outside lighting), shall be erected, placed, altered, planted or maintained on any Lot or on any portion of the Subdivision without the prior written approval of the Committee; and (ii) no addition, alteration, modification or changes to any of the foregoing shall be made without the prior written approval of the Committee.
- 39.3 *Method of Obtaining Committee Approval:* In order to obtain the approval of the Committee, one (1) complete set of plans and specifications for the proposed improvements or development plans (collectively the "Plans") shall be submitted to the Committee for its review. The Plans shall include, as appropriate, the proposed specifications showing site layout, structural design, shape, dimensions, exterior elevations, location, grade, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, approximate costs, nature, type and color of materials and any such other features of proposed construction as may be reasonably necessary for the Committee to evaluate the proposed Plans.
- 39.4 *Submissions To and Communications With Committee.* Except as may be otherwise changed pursuant to section 33.1, all communications with the Committee and Plans submitted to the Committee shall be sent to the Forest Edge Architectural Control Committee, C/O MARTCO L.L.C., 2189 Memorial Drive, Alexandria, LA 71301, or Post Office Box 1110, Alexandria, LA 71309-1110.
- 39.5 *Guidelines, Criteria and Procedure.* All Plans shall be evaluated using standards of the highest level as to the aesthetics, quality of materials and workmanship and as to suitability and harmony of location, structures and external design with surrounding topography, finish grade elevation, structures and landscaping. The Committee shall have the right to refuse to approve any Plans which, in its sole and absolute discretion, are not suitable or desirable in the Subdivision. The Committee shall exercise its discretion reasonably and in good faith to interpret, apply and assure compliance and conformity with the terms of these Covenants. In approving or disapproving Plans, the Committee shall consider the suitability of the proposed building, improvements, structures or landscaping materials of which the same are to be built or planted, the Plans or portions thereof, the site upon which such are proposed to be erected, the harmony thereof with the surrounding area, property, other structures, and other improvements and the effect thereof on the adjacent or neighboring property. Decisions of the

Committee may be based on purely aesthetic considerations. The Committee shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment, and no determination of the Committee shall be subject to review so long as made in good faith and in accordance with the guidelines, criteria and procedure set forth in these Covenants.

- 39.6 *Committee Decisions.* Any and all approvals or disapprovals of the Committee shall be in writing and shall be sent to the respective owner. The Committee shall have thirty (30) days to evaluate and respond to Plans submitted for its review. In the event the Committee fails to approve or to disapprove in writing any proposed Plans and any and all other reasonably requested information and materials related thereto within said thirty (30)-day period, then said Plans shall be deemed to have been rejected by the Committee and the appropriate written rejection delivered forthwith. All construction and landscaping shall be done in accordance with the Plans approved by the Committee unless a deviation therefrom has been approved in writing by the Committee. However, (i) if any improvement has been issued a Certificate of Occupancy; or (ii) if any improvement for which the applicable governmental body does not issue a Certificate of Occupancy has been completed to the extent that it is ready to be used for its intended purpose, and the Committee does not indicate disapproval thereof for a period of sixty (60) days after the completion of such construction, landscaping or other improvement, then such construction or landscaping shall be deemed to have been approved by the Committee. Notwithstanding the foregoing, no improvement, structure or other item for which the Committee approval is required shall be deemed approved pursuant to the foregoing or allowed to remain which violates any of the provision of these Covenants.

The Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application. In the case of disapproval, the Committee may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections.

- 39.7 *Timing Considerations.* If construction does not commence on a project for which plans have been approved within one (1) year after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing any activities.

Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within one (1) year of commencement unless otherwise specified in the notice of approval or unless the Committee grants an extension in writing, which it shall not be obligated to do. If approved work is not completed within the required time, it shall be considered nonconforming and shall be subject to enforcement action by any aggrieved Lot owner.

- 39.8 *No Waiver of Future Approvals.* Approval of applications or plans, or in connection with any other matter requiring approval, shall not constitute a binding precedent in any other matter or waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

- 39.9 *Variances.* The Committee may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, nature obstructions, hardship, or aesthetic or environmental considerations require. No variance shall (a) be effective unless in writing; (b) be contrary to these Covenants; or (c) estop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any

governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

40. **LIMITATION OF LIABILITY:** These Covenants are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Subdivision; they do not create or impose any duty upon any person. Review and approval of any application pursuant to these Covenants is made on the basis of aesthetic considerations only, and the Committee shall not bear any responsibility for ensuring (a) the structural integrity or soundness of approved construction or modifications, (b) compliance with building codes and other governmental requirements, (c) that dwellings are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners, or (d) that no defects exist in approved construction.

The Committee, or Member thereof, shall not be held liable by any owner, builder, sub-contractor, or the employees or guests of such parties, for soil conditions, drainage, or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition, or quality of work of any contractor or its subcontractors, employees or agents, whether or not the Committee has approved or featured such contractor as a builder in Louisiana; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any Lot.

41. **AMENDMENT:** The Developer may unilaterally amend these Covenants if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation or judicial determination; (b) to enable any reputable title insurance company to issue title insurance coverage on the Lot; (c) to enable any institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans, including, for example, the Federal National Mortgage Association, HUD or VA, to make, purchase, insure or guarantee mortgage loans on the Lot; or (d) to satisfy the requirements of any local, state or federal governmental agency.

As long as the Developer owns any real property within Forest Edge, it may unilaterally make amendments for any purpose; provided, any such amendment shall not materially adversely affect the title to any Lot, unless such owner shall consent in writing.

42. **BREACH:** The breach of any of these Covenants shall not defeat or render invalid any title, lien or mortgage made in good faith for value as to any Lot or any building or outbuilding erected thereon.
43. **SCOPE OF COVENANTS:** The terms, conditions, restrictions and other provisions of these Covenants shall apply not only to each owner of any Lot, but also to any other person occupying property in the Subdivision under lease from the owner or by permission or invitation of the owner or the owner's tenants, express or implied, licensees, invitees or guests.
44. **ENFORCEMENT:** Enforcement of these Covenants shall be by legal proceeding against any person or persons violating or attempting to violate these Covenants, which violation shall be enjoined upon proper legal showing in accordance with the law. The injunctive remedy shall be in addition to, and not exclusive of, the right of any aggrieved party to seek any damages allowed by law.
45. **ATTORNEY FEES AND RIGHT OF ACTION:** The costs and reasonable attorney's fees, including those resulting from any appellate proceedings, incurred by Developer or a party having the right to enforce these Covenants who prevails in any action against a person to enforce any provision of these Covenants, shall be paid by the violating owner(s).

If the owner of any Lot, his heirs, successors or assigns violates or attempts to violate any of these

Covenants, any person or persons owning any of the Lots may initiate proceedings in a court of competent jurisdiction to obtain injunctive relief against such threatened or actual violations, damages and for all other appropriate relief and reasonable attorney fees if relief is granted.

46. **INVALIDATION:** Invalidation of any of these Covenants by judgment of any court shall in no way affect any of the other provisions hereby which shall remain in full force and effect.

PART B: GENERAL PROVISIONS

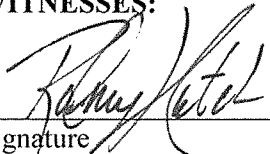
These Covenants shall become effective upon the date signed below (the "Effective Date") and shall run with the land. These covenants shall be binding on all parties and persons from the Effective Date until January 18, 2026 (the "Primary Term"), at which time these Covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Lots has been recorded, agreeing to change the Covenants in whole or in part.


PART C: WAIVER AFTER PRIMARY TERM

These Covenants are made and promulgated upon the express condition that after expiration of the Primary Term, a waiver of any of them may be given with the written consent of record owners of seventy-five (75%) percent of the Lots; it being understood that there will be one vote for each of the ninety-three (93) Lots, regardless of ownership. Furthermore, after expiration of the Primary Term, any one or more of the Covenants may be waived with respect to any particular Lot or Lots (without affecting such Covenant or Covenants as they relate to the remaining Lots), by obtaining the written consent thereto of record owners of seventy-five (75%) percent of the Lots.

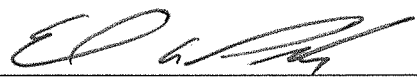
THUS DONE AND SIGNED on this 18th day of January, 2016, at Alexandria, Rapides Parish, State of Louisiana before me, Notary, and in the presence of the undersigned competent witnesses.

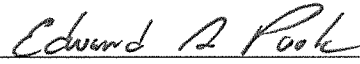
WITNESSES:



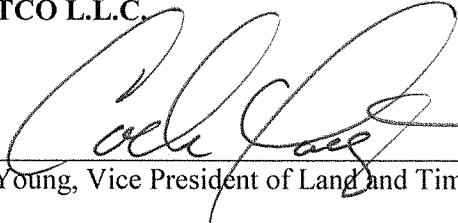
Signature


Print Name

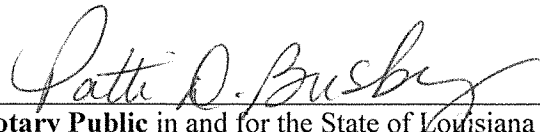


Signature


Print Name

MARTCO L.L.C.


Cade Young, Vice President of Land and Timber



Notary Public in and for the State of Louisiana

Patti D. Busby, Notary Public
Rapides Parish, Louisiana
Notary No. 42297

EXHIBIT A

A certain piece, parcel or tract of land, being, lying and situated in Rapides Parish, Louisiana, together with all buildings and improvements thereon, and all rights, ways, and privileges thereto appertaining, and being more particularly described as follows:

North Half of Northwest Quarter (N1/2 of NW1/4) of Section Six (6) Township Two North, Range One West (T2N, R1W), Rapides Parish, Louisiana and being the same property acquired by Mrs. Cordie Rougeou from the succession of Lazime C. Rougeou, said Judgment being dated February 17, 1942 and recorded in Conveyance book 267, page 287, records of Rapides Parish, Louisiana; less and except a certain piece parcel, or tract of land together with all buildings and improvements located thereon and all rights, ways, and privileges thereunto appertaining, being, lying and situated in the Parish of Rapides, State of Louisiana, and being more particularly described as:

9.4 Acres more or less, Located South and West of the Centerline of Forest Route 208 in the NW1/4 of NW1/4 of Section 6, Township 2 North and Range 1 West.