

EXHIBIT "A"

CONDITIONS, RESTRICTIONS, COVENANTS AND DISCLOSURES TO THE USE OF PROPERTY

For purposes of these Conditions, Restrictions, Covenants and Disclosures ("Restrictions"), the Tract shall be considered the 10.25 acres situated in Angelina County, Texas, on US Hwy 69 as described in the Deed. Grantor declares and adopts the following Restrictions, to protect the owners of portions of the Tract or any adjoining property against such use as will depreciate the value of their Property.

The Restrictions are set forth below and hereby impressed on the Tract and shall run with the land:

1. The Tract is to be used for residential or commercial purposes. Individual "Manufactured Homes" are allowed. Manufactured Homes must be less than ten (10) years old when established on the Tract and must be skirted within three (3) months of placement or construction;
2. The Tract shall not be subdivided into plots less than two (2) acres in size;
3. No more than two (2) residences on each tract if the purchaser decides to subdivide the Tract;
4. No portion of the Tract may be used for the following uses:
 - (a) Any use that is unlawful or that is offensive by reason of odor, gas, fumes, dust, smoke, noise, pollution or vibration or that otherwise constitutes a nuisance or is hazardous by reason of excessive danger or fire or explosion;
 - (b) Dumping, disposal, incineration, or reduction of garbage, sewage, dead animals, or refuse;
 - (c) The construction or operation of sewage treatment plants or electrical substations (excluding such plants and facilities as may be operated by public utility companies or by utility districts or governmental authorities);
 - (d) Storage of bulk or used materials, a junk yard, a scrap metal yard, or auto salvage yard;
 - (e) Mobile home park, RV Park, self-storage buildings, warehouse, or saw mills;
 - (f) Commercial gun range, skeet, trap, or rifle range operation involving the discharging of firearms;
5. No swine, poultry, or similar animal breeding/production shall be kept on the Tract;

Restrictions
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6. In the event the Tract is owner-financed, no timber may be cut on the Tract until the note is paid in full (except for homesite development), default in the Deed of Trust;
7. Invalidation of any one or more of the Restrictions by judgment of any court shall in no way affect any of the other Restrictions and provisions herein contained, which shall remain in full force and effect.

DISCLOSURES:

Purchaser understands that the Tract is part of an existing bamboo farm and has bamboo growing on it, as well as the land surrounding the Tract, and is aware that more bamboo may spread onto the Tract in the future. Purchaser understands that no mineral interests are to be conveyed and that Seller, Randall Beard, reserves all mineral interests in the Tract.

Owner Financing is available for the purchase of the Tract with Randall Beard on the following terms:

1. Ten percent (10%) down payment of the purchase price;
2. _____ percent (____%) interest for fifteen (15) years;
3. Monthly payments due on the 1st day of each month;
4. Late fees in the amount of _____ will be applied after the 10th day of each month.