



# **The NETR Environmental Lien Search Report**

**FORMER LANDMARK CHEVROLET  
9111 NORTH FREEWAY  
HOUSTON, TEXAS**

**Wednesday, January 6, 2010**

**Project Number: L09-02240**

2055 East Rio Salado Parkway  
Tempe, Arizona 85281

Telephone: 480-967-6752  
Fax: 480-966-9422

# ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

**Thank you for your business**  
Please contact NETR at 480-967-6752  
with any questions or comments

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# ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

## **TARGET PROPERTY INFORMATION**

### **ADDRESS**

**Former Landmark Chevrolet  
9111 North Freeway  
Houston, Texas**

### **RESEARCH SOURCE**

Source: Harris County Appraisal District  
Harris County Clerk's Office  
Harris County Tax Office

### **DEED INFORMATION**

Type of Instrument: Special Warranty Deed

Title is vested in: Twentieth Century Land Corporation

Title received from: Volkswagen of America, Inc., a New Jersey corporation, formerly known as Vorelco, Inc., a New Jersey corporation

Deed Dated: 12/14/2000  
Deed Recorded: 12/14/2000  
Instrument: U-788952

### **LEGAL DESCRIPTION**

All that certain piece or parcel of land being 4.5588 acres, more or less, out of the P. Tharp Survey, Abstract Number 1645, situated and lying in the City of Houston, Harris County, State of Texas

Assessor's Parcel Number(s): 048-182-000-0012

### **ENVIRONMENTAL LIEN**

Environmental Lien: Found  Not Found

### **OTHER ACTIVITY AND USE LIMITATIONS (AULs)**

Other AULs: Found  Not Found

# ENVIRONMENTAL LIEN REPORT

## TARGET PROPERTY INFORMATION

### ADDRESS

Former Landmark Chevrolet  
9111 North Freeway  
Houston, Texas

### RESEARCH SOURCE

Source: Harris County Appraisal District  
Harris County Clerk's Office  
Harris County Tax Office

### DEED INFORMATION

Type of Instrument: Warranty Deed

Title is vested in: Twentieth Century Land Corporation

Title received from: Fred D. Schneider

Deed Dated: 10/01/1985  
Deed Recorded: 10/01/1985  
Instrument: K-230431

### LEGAL DESCRIPTION

All that certain piece or parcel of land being Reserve "A" being 10.02 acres, more or less, in the subdivision of Landmark Center North, in the D. Hacker Survey, Abstract Number 1314, according to the map or plat thereof, as filed of record in Volume 340, Page 32, Harris County, State of Texas

Assessor's Parcel Number(s): 116-822-000-0001

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found  Not Found

# ENVIRONMENTAL LIEN REPORT

## TARGET PROPERTY INFORMATION

### ADDRESS

Former Landmark Chevrolet  
9111 North Freeway  
Houston, Texas

### RESEARCH SOURCE

Source: Harris County Appraisal District  
Harris County Clerk's Office  
Harris County Tax Office

### DEED INFORMATION

Type of Instrument: Warranty Deed

Title is vested in: Twentieth Century Land Corporation

Title received from: Henry J. N. Taub

Deed Dated: 09/15/1986  
Deed Recorded: 09/19/1986  
Instrument: K-737068

### LEGAL DESCRIPTION

All that certain piece or parcel of land being Reserve "B" being 8.353 acres, more or less, in the subdivision of Landmark Center North, in the D. Hacker Survey, Abstract Number 1314, according to the map or plat thereof, as filed of record in Volume 340, Page 32, Harris County, State of Texas

Assessor's Parcel Number(s): 116-822-000-0002

### ENVIRONMENTAL LIEN

Environmental Lien: Found  Not Found

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found  Not Found

WD  
ETC

U788952

536-35-0856

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: 12/14/00

12/19/00 201404869 U788952

\$11.25

**Grantor:** Volkswagen of America, Inc., a New Jersey corporation, formerly Vorelco, Inc., a New Jersey corporation

**Grantor's Mailing Address (including county):**

Volkswagen of America, Inc., a New Jersey corporation, formerly Vorelco, Inc., a New Jersey corporation  
3800 Hamlin Road, Suite 100  
~~Auburn Hills Road~~  
Auburn Hills, MI 48326  
Oakland County

**Grantee:** Twentieth Century Land Corporation

LEE

**Grantee's Mailing Address (including county):**

Twentieth Century Land Corporation  
200 Brookstone Centre Parkway, Suite 205  
Columbus, GA 30096  
Muscoogie County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of ONE MILLION NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,950,000.00) and is executed by Grantee, payable to the order of General Motors Acceptance Corporation. The note is secured by a vendor's lien retained in favor of General Motors Acceptance Corporation in this deed and by a deed of trust of even date, from Grantee to Michael A. Wren, Esquire, Trustee.

1125  
B

General Motors Acceptance Corporation, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of General Motors Acceptance Corporation and are transferred to General Motors Acceptance Corporation without recourse on Grantor.

ASSN  
204  
LEE

**Property (including any improvements):**

A parcel of land containing 4.5588 acres (198,582 square feet) being part of and out of that 44.51 acre tract of land described in deed recorded in Volume 2933, Page 317 of the Deed Records of Harris County, Texas, in the Phil Tharp Survey, Abstract NO. 1645, in Houston, Harris County, Texas; said parcel being more particularly described by metes and bounds as follows:

AFTER RECORDING  
HOLD FOR  
CHARTER TITLE COMPANY  
GF# 00080280  
Closer LESLEY MANN

BEGINNING at a 1/2-inch iron rod found for corner, on the west line of U.S. Highway 75 (I.H.45); said beginning corner being located S 0° 03' 00" W, a distance of 939.50 feet from a point making the intersection of the south line Hidden Valley Drive, 60 feet wide, and the west line of U.S. Highway 75 (I.H. 45), 300 feet wide;

THENCE S 0° 03' 00" W, along the west line of U.S. Highway 75 (I.H. 45), 300 feet wide, a distance of 400.00 feet to a 1/2-inch iron rod found for corner;

THENCE S 89° 23' 45" W, a distance of 498.24 feet to a 5/8-inch iron rod found for corner, on the east line of Hidden Valley Subdivision, Section 7, on the west line of the aforesaid 44.51 acre tract of land;

THENCE N 0° 33' 00" E, along the west line of the said 44.51 acre tract of land, on the east line of Hidden Valley Subdivision, Sections 7 and 1, respectively, a

distance of 400.05 feet to a 1/2-inch iron rod found for corner;

THENCE N 89° 23' 45" E, a distance of 494.75 feet to the PLACE OF BEGINNING, of a parcel containing 4.5588 acres of land.

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW. THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on.

Volkswagen of America, Inc., a New Jersey corporation, formerly Vorelco, Inc., a New Jersey corporation

*200*

DEC 19 2000

BY: *Gerhard P. Riechel*  
Gerhard P. Riechel, Secretary



*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

**ACKNOWLEDGMENT**

STATE OF MICHIGAN

§  
§  
§

COUNTY OF OAKLAND

This instrument was acknowledged before me on *December 14*, 2000, by Gerhard P. Riechel, Secretary of Volkswagen of America, Inc., a New Jersey corporation, formerly Vorelco, Inc., a New Jersey corporation, on behalf of said corporation.

*Sheryl L. Wacker*  
Notary Public, State of Michigan

SHERYL L. WACKER  
Notary Public, Oakland County, MI  
My Commission Expires Aug. 24, 2003

PREPARED IN THE OFFICE OF:

Johnson and Strickland, P. C.  
4265 San Felipe, Suite 350  
Houston, Texas 77027  
GF# 00080280 LM

AFTER RECORDING RETURN TO:

*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
2000 DEC 19 AM 11:08  
FILED

WD

K239431

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

027-76-1491

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

KNOW ALL PERSONS BY THESE PRESENTS:

13  
1

THAT FRED D. SCHNEIDER (hereinafter referred to as "Grantor"), whose address is c/o Great Western Management and Realty Corporation, 2 Northpoint Drive, Suite 700, Houston, Texas 77060 for the consideration hereinafter stated, paid and secured to be paid to Grantor by TWENTIETH CENTURY LAND CORPORATION (hereinafter referred to as "Grantee") whose address is P.O. Box 888, Columbus, Georgia 31908, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee that certain real property located in Harris County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with (a) the buildings and all other improvements located thereon, (b) all appurtenances belonging or appertaining thereto, (c) any and all right, title and interest of Grantor (present or reversionary) in and to all minerals or mineral rights appertaining thereto including any royalty interests, (d) any and all easements or rights-of-way affecting said property and all of Grantor's rights to use same, (e) all rights of ingress and egress to and from said property, (f) any right, title and interest of Grantor in and to all roads, streets, alleys and ways affecting or bounding said property and (g) any right, title and interest of Grantor in and to all strips, gores or pieces of property abutting, bounding or which are adjacent to all or any part of said property (hereinafter referred to as the "Property").

The consideration for this conveyance is as follows:

1. The sum of Ten Dollars (\$10.00) and other good and valuable consideration has this day been paid in cash to Grantor by Grantee, the receipt and sufficiency of which are hereby confessed and acknowledged;
2. The payment of an amount of cash, the receipt and sufficiency of which are acknowledged by Grantor, paid to Grantor herein by Texas Commerce Bank National Association (hereinafter referred to as the "Lender"), at the instance and request of Grantee, for which Grantee has executed two (2) promissory notes of even date herewith payable to the order of the Lender in the principal amounts of \$4,900,000 and \$4,800,000, respectively (herein-

027-76-1492

after referred to as the "Notes"), each bearing interest and being due and payable and having a maturity as set forth therein, and each to be secured by a Vendor's Lien hereinafter reserved and a Deed of Trust of even date herewith covering and describing the Property executed by Grantee for the benefit of Lender, as more fully set forth in such instrument (hereinafter referred to as the "Deed of Trust").

Grantor hereby reserves unto itself a Vendors' Lien and Superior Title in and to the Property until the Notes, together with all accrued interest and other sums due and owing and to become due and owing thereon, shall have been fully and finally paid, according to the face, tenor, effect and reading of the Notes, whereupon this Deed shall become absolute and, for the consideration of the cash payment described in Item 2 above, Grantor does hereby assign said Vendor's Lien and Superior Title to the Lender, its successors and assigns as security for the Notes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the Grantee, its successors and assigns forever; and the Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto the Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except this warranty and conveyance is expressly made subject to the liens securing payment of the Notes and is further expressly subject to all matters listed and contained on Exhibit "B" labelled "Permitted Encumbrances", which is attached hereto and incorporated herein by reference for all purposes, to the full extent same are subsisting and appertain to said Property.

EXECUTED this the 1<sup>st</sup> day of October 1985.

FRED D. SCHNEIDER

By: [Signature]

027-78-1433

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HARRIS    §

THIS INSTRUMENT was acknowledged before me on \_\_\_\_\_  
1985, by Fred D. Schr \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

Printed Name of Notary:

My Commission Expires:

EXHIBIT B

1. Restrictive Covenants contained in instruments filed in Volume 3083, Page 124, Volume 3248, Page 29, Volume 6073, Page 373 and Volume 7982, Page 104 both of the Deed Records of Harris County, Texas.
2. Utility easement contained in instrument recorded in Volume 3222, Page 256 of the Deed Records of Harris County, Texas.
3. Easement contained in instrument recorded in Volume 8342, Page 128 of the Deed Records of Harris County, Texas.
4. A pipeline easement recorded at Volume 3562, Page 139 of the Deed Records of Harris County, Texas.
5. A 1/8th non-participating Royalty Interest in all oil, gas and other minerals, as set forth by instrument recorded in Volume 3083, Page 124 of the Deed Records of Harris County, Texas.

FILED  
OCT 2 3 16 PM 1985  
*Quirk*  
HARRIS COUNTY, TEXAS

All that certain tract or parcel containing 12.410 acres of land in the D. Hacker Survey, A-1314, Harris County, Texas, being the same property called 2.374 acre Tract One and 10.028 acre Tract Two and conveyed from Southern Land Development Co. to McMahon Chevrolet, Inc. by an instrument of record in File No. D096928 of the Official Public Records of Real Property of Harris County, Texas, and being more particularly described by metes and bounds as follows, to wit:

## TRACT ONE:

COMMENCING FOR REFERENCE at the intersection of the west right of way (R-O-W) line of U.S. Interstate Highway No. 45 (I 45) with the north R-O-W line (extended) of Hidden Valley Drive (called to be 60 feet wide but measures from 59.79 to 59.86 feet on the ground);

THENCE departing I 45, N 89°28'22" W, 149.74 feet along the north R-O-W line of Hidden Valley Drive to a 5/8" iron rod found marking the most southerly southeast corner and PLACE OF BEGINNING of the tract herein described;

THENCE N 89°28'22" W, 336.04 feet continuing along said north R-O-W line to a 5/8" iron rod found for southwest corner;

THENCE departing Hidden Valley Drive, N 0°33'31" E, 150.43 feet generally along a fence to a 5/8" iron rod set for corner;

THENCE N 89°27'00" W, 1.02 feet to a 3/4" iron pipe found for corner;

THENCE N 0°30'00" E, 105.92 feet generally one foot west of a fence to a 3/4" iron pipe found for northwest corner;

THENCE N 89°45'34" E, 484.62 feet to a 5/8" iron rod found for northeast corner, lying in the west R-O-W line of I 45;

THENCE S 0°03'00" W, 112.68 feet along the west R-O-W line of I 45 to a 5/8" iron rod found for most easterly southeast corner, said iron rod being located N 0°03'00" E, 150.18 feet along said west R-O-W line from its intersection with the north R-O-W line of Hidden Valley Drive;

THENCE departing I 45, N 89°34'17" W, 150.04 feet to a 5/8" iron rod found for an interior corner;

THENCE S 0°04'00" E, 149.92 feet to the PLACE OF BEGINNING and containing 2.375 acres of land.

## TRACT TWO:

COMMENCING FOR REFERENCE at the intersection of the west right of way (R-O-W) line of U.S. Interstate Highway No. 45 (I 45) with the south R-O-W line (extended) of Hidden Valley Drive (called to be 60 feet wide but measures from 59.79 to 59.86 feet on the ground);

027-7C-1496

THENCE departing Hidden Valley Drive, S 0°03'00" W, 175.30 feet along the west R-O-W line of I 45 to a 1" iron pipe found marking the most easterly northeast corner and PLACE OF BEGINNING of the tract herein described;

THENCE S 0°03'00" W, 764.83 feet continuing along said west R-O-W line to a 5/8" iron rod found for southeast corner;

THENCE departing I 45, S 89°30'21" W, 494.90 feet to a 5/8" iron rod found for southwest corner;

THENCE N 0°33'31" E, 948.85 feet to a 5/8" iron rod found for northwest corner, lying in the south R-O-W line of Hidden Valley Drive;

THENCE S 89°28'51" E, 336.63 feet along the south R-O-W line of Hidden Valley Drive to a 5/8" iron rod found for most northerly northeast corner, said iron rod being located N 89°28'51" W, 149.85 feet along said south R-O-W line from its intersection with the west R-O-W line of I-45;

THENCE departing Hidden Valley Drive, S 0°09'42" W, 175.10 feet to a 1" iron pipe found for an interior corner;

THENCE S 89°24'16" E, 150.19 feet to the PLACE OF BEGINNING and containing 10.035 acres of land;

Tracts One and Two total 12.410 acres of land.

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me, and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas on

OCT 2 1985



*Quinta Rodriguez*  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

RETURN TO:

*Man*  
HERITAGE TITLE CO  
6712 Texas Commerce Tower  
Houston, Texas 77002

*page 2 of 2 pages*

85-15870

K737068

86114217  
C. Bruce 24

058-76-1497

09/16/25 00295176 K737068 \$ 5.00

WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HARRIS

S  
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S

KNOW ALL MEN BY THESE PRESENTS:

That HENRY J. N. TAUB, herein called Grantor, of the County of Harris and State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto TWENTIETH CENTURY LAND CORPORATION, herein called Grantee, subject to the reservations hereinafter made, all of the following real property in Harris County, Texas, to-wit:

Being a 6.00 acre (261,360 square feet) tract of land in the D. Hacker Survey, Abstract No. 1314, City of Houston, Harris County, Texas and being more particularly described as follows:

COMMENCING at a brass disc in concrete located at the projected point of intersection of the south right of way line of F.M. Highway No. 149 (West Mount Houston Road) (130 feet wide) with the west right of way line of Interstate Highway No. 45 (300 feet wide);

THENCE S.01°18'00" E. 661.50 feet along the west right of way line of Interstate Highway No. 45 to an iron rod and the PLACE OF BEGINNING;

THENCE S.01°18'00" E. 541.86 feet continuing along the west right of way line of Interstate Highway No. 45 to an iron rod;

THENCE S.88°05'00" W. 484.42 feet to a 3/4" iron pipe;

THENCE N.00°52'00" W. 541.92 feet to an iron rod;

THENCE N.88°05'00" E. 480.32 feet to the PLACE OF BEGINNING.

This conveyance is made and accepted subject to the following, to the extent, and only to the extent, that the same may exist:

1. Any visible and/or apparent easements over, under or across the subject property that a physical or visible inspection of the subject property may disclose;
2. Any and all covenants, easements, conditions and restrictions, if any, relating to the hereinabove described property shown of record

Grantor's address:  
9111 North Freeway  
Houston, TX 77037

in Harris County, Texas, and to all building and/or zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that same are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and I do hereby bind myself and my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; SAVE and EXCEPT, notwithstanding any prior conveyances, reservations or outstanding interests, there is hereby reserved unto Grantor, his heirs, executors, administrators, successors and assigns, a non-participating royalty interest equal to 25% of 100% of all oil, gas and other minerals, including but not limited to coal, lignite, iron and uranium, produced or extracted by whatever method from the subject property or pooled with same. Grantor waives his rights to make use of the surface estate to harvest said minerals reserved and retained by Grantor.

EXECUTED this 15<sup>th</sup> day of Sept., 1986.

Henry J. N. Taub  
Henry J. N. Taub

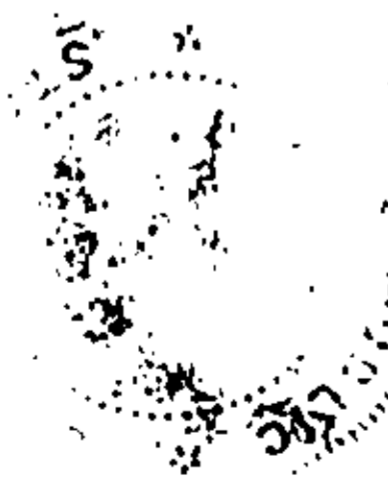
THE STATE OF TEXAS        §  
  §  
COUNTY OF HARRIS        §

Before me, the undersigned authority, on this day personally appeared HENRY J. N. TAUB, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 15 day of September, 1986.

Carol Dube  
Notary Public - State of Texas

Printed Name of Notary: Carol Dube  
My Commission Expires: 6/10/90



RETURN TO:  
DIANN M. BRUCE  
2200 West Loop South  
Houston, Texas 77027

058-76-1499

FILED

SEP 16 2 23 PM '86

*Quita Reddeman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RELIGNE'S THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped hereon by me; and was  
duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas on

SEP 16 1986



*Quita Reddeman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS