

U175650.

530-18-3847
\$17.00

01/13/00 300360419 U175650

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS

ASSIGNMENT OF PROCEEDS

WHEREAS, Pedro L. Batarse, also known as Peter Batarse, ("Batarse") and Sterling Bank ("Sterling") hereby entered into this Assignment of Proceeds ("Assignment").

NOW, THEREFORE, in consideration of the restructure of the debt owing Sterling Bank by Batarse and Western Truck Sales, Inc., and Peter Batarse Enterprises, Inc. d/b/a Wayside Auto & Truck Parts and d/b/a Wayside Truck & Equipment Sales, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Batarse does hereby sell, assign, transfer, and set over and by these presents has sold, signed, transferred and set over unto Sterling, all proceeds, sum and sums of money, interest, benefit, and advantage whatsoever, now due or hereafter due Batarse from any sale of the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes and particulars.

Batarse hereby warrants and represents that he understands and fully acknowledges that the proceeds assigned hereby are to be derived out of the sale of real property for which a portion of the purchase price was funded by Sterling Bank and improved by funds advanced by Sterling Bank to Western Truck Sales, Inc., at his and his spouse, Luz Yaneth Batarse, request.

Sterling Bank may assign, pledge or otherwise hypothecate its rights and benefits under this Assignment.

This Assignment shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, executors, legal representatives and permitted successors and assigns.

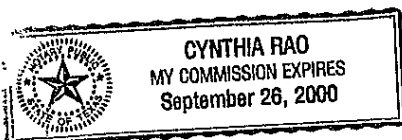
Executed this 7th day of January, 2000.

Pedro L. Batarse, a/k/a Peter L. Batarse

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2000 by Pedro L. Batarse, a/k/a Peter Batarse, Individually.

Cynthia Rao
Notary Public



Hold for Pickup

530-18-3848

lee

Western Truck Sales, Inc.

By:

[Signature]

Pedro L. Batarse, a/k/a Peter L. Batarse, President

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2000 by Pedro L. Batarse, a/k/a Peter Batarse, as President of Western Truck Sales, Inc.



Cynthia Rao
Notary Public

Peter Batarse Enterprises, Inc. d/b/a Wayside Auto & Truck Parts and d/b/a Wayside Truck & Equipment Sales

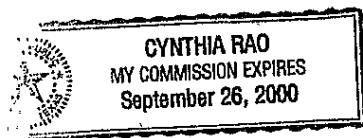
By:

[Signature]

Pedro L. Batarse, a/k/a Peter L. Batarse, President

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2000 by Pedro L. Batarse, a/k/a Peter Batarse, as President of Peter Batarse Enterprises, Inc. d/b/a Wayside Auto & Truck Parts and d/b/a Wayside Truck & Equipment Sales.



Cynthia Rao
Notary Public

EXHIBIT A**METES AND BOUNDS DESCRIPTIONS OF 0.4216 ACRE OR 18,364.5 SQUARE FEET - TRACT 1**

A TRACT OR PARCEL OF LAND CONTAINING 0.4216 ACRE OR 18,364.5 SQUARE FEET BEING ALL OF LOTS 1 & 2, AND PART OF 3, 4, & 5, BLOCK 18 OF HOUSTON HARBOR ANNEX NO. 1, A SUBDIVISION IN HARRIS COUNTY IN THE CITY OF HOUSTON ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS SAID 0.4216 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 5/8 inch iron rod set at the Northwest corner of said Block 18, and marking the intersection of the East right-of-way line of Boyles Street (66 ft. in width) and the South right-of-way Bonham Avenue (50 ft. in width) which has a coordinate value of $x=3,174,033.82$ ft. and $y=724,786.56$ ft. whence city monument no. 5558 - 1604 bears South 73 degrees 40 minutes 09 seconds East 3,817.96 ft. as delineated on said map or plat recorded in Volume 4, Page 53 of the Harris County Map Records;

THENCE North 87 degrees 04 minutes 30 seconds east with the south right-of-way line of Bonham Avenue a distance of 19.00 ft. to a 5/8 inch iron rod at upper North East corner and PLACE OF BEGINNING of the hear and described tract,

THENCE North 87 degrees 04 minutes 30 seconds East with the South right-of-way line of Bonham Avenue and with the North lines of Lots 1, 2, 3, 4, and 5 a distance of 228.26 ft. to a 1/2 inch iron rod found at the Northeast corner of Lot 5 and in the West boundary of a taking fee for Interstate Highway No. 10;

THENCE North 87 degrees 04 minutes 30 seconds East with the South right-of-way line of Bonham Avenue and with the North lines of Lots 1, 2, 3, 4, and 5 a distance of 228.26 ft. to a 1/2 inch iron rod found at the Northeast corner of Lot 5 and in the West boundary of a taking fee for Interstate Highway No. 10;

THENCE South 02 degrees 51 minutes 59 seconds East with the West boundary of the said taking fee for the right-of-way of Interstate Highway No. 10 and with the division line of between Lots 5 & 6 a distance of 26.32 ft. to a 1/2 inch iron rod found at the Southeast corner;

THENCE South 62 degrees 39 minutes 48 seconds West with the Northwest right-of-way line of Interstate Highway No. 10 or East Freeway a distance of 131.93 ft. to 3/4 inch iron rod found at an angle point in said right-of-way;

THENCE continuing South 54 degrees 09 minutes 13 seconds West with the North right-of-way line of said Interstate Highway No. 10 a distance of 35.60 ft. to an X mark found in concrete sidewalk for the lower Southeast corner of the herein described tract marking the Southeast corner of Lot 2 and the Southwest corner of Lot 3;

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EXHIBIT A

THENCE South 86 degrees 57 minutes 16 seconds West with the division line between Lots 2 & 11 and 1 & 12 a distance of 92.93 ft. (called 92.6 ft.) to a 3/4 inch iron pipe found at the Southwest corner of said Block 18;

THENCE North 03 degrees 05 minutes 26 seconds West with the East right-of-way line of said Boyles Street and with the West line of said Lot 1 and Block 18 a distance of 85.39 ft. to a 5/8 inch iron rod set at the lower Northwest corner and begins a cutback corner;

THENCE North 41 degrees 58 minutes 38 seconds East with said cutback line a distance of 21.19 ft. to PLACE OF BEGINNING & containing - 0.4218 acre of land.

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF 0.6721 ACRE OR 29,276 SQUARE FEET - TRACT 2

A TRACT OR PARCEL OF LAND CONTAINING 0.6721 ACRE OR 29,276 SQUARE FEET BEING ALL OF LOTS 7, 8, 9, 10, 11 & 12, BLOCK 17 HOUSTON HARBOR ANNEX NO. 1, A SUBDIVISION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS SAID 0.6721 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 5/8 inch iron rod set at the Northwest corner of Lot 1 in Block 18 marking the intersection of the East right-of-way line of Boyles Street (60 ft. in width) and the South right-of-way line of Bonham Avenue (50 ft. in width) which has a coordinate value of X=3,174,053.02 ft. and Y=724,786.56 ft. whence city monument 5558 - 1604 bears South 73 degrees 40 minutes 09 seconds East 3,817.96 ft.;

THENCE North 03 degrees 00 minutes 23 seconds West crossing over said Bonham Avenue a distance of 49.90 ft. to a 5/8 inch iron rod found at the Southwest corner of said Block 17 and marking the intersection of the North right-of-way line of said Bonham Avenue and the East right-of-way line of Boyles Street (60 ft. in width) which has a coordinate value of X=3,174,051.20 ft. and Y=724,816.39 ft.; **PLACE OF BEGINNING**;

THENCE North 03 degrees 00 minutes 23 seconds West with the East right-of-way line of Boyles Street a distance of 99.82 ft. to a 5/8 inch iron rod found at the Northwest corner of Lot 12 and the Southwest corner of Lot 1 in Block 17 as delineated on map or plat recorded in Volume 4, Page 53 of the Harris County Map Records also marking the Southwest corner of the Joseph Swift et ux Helen Tract;

THENCE North 38 degrees 54 minutes 18 seconds East with the division line between Lots 1, 2, 3, 12, 11 & 10 a distance of 142.63 ft. (called 142.6) to a 3/4 pinched top iron pipe found at the slight angle point marking the Northeast corner of Lot 10, the Northwest corner of Lot 9 and the Southwest corner of Lot 4 and the Southeast corner of 1 at the Southeast corner of the A.R. May property and the Southwest corner of Medical Center East property;

THENCE North 87 degrees 04 minutes 30 seconds East with the division line between Lots 4, 5, 6, 7, 8, & 9 a distance of 149.97 ft. to a 5/8 inch iron rod set at the Northeast corner of Lot 7 and the Southeast corner of Lot 6 in the West right-of-way line of Harris Street (called 25 ft. right-of-way);

THENCE South 03 degrees 00 minutes 16 seconds East with the West right-of-way line of Harris Street and with the East line of Block 17 a distance of 100.13 ft. to a PK nail found in concrete at the Southeast corner of Block 17 marking the intersection of the West right-of-way line of Harris Street and the North right-of-way line of Bonham Avenue (50 ft. in width) which has coordinate value of X=3,174,343.64 ft. and Y=724,851.44 ft.;

THENCE South 87 degrees 03 minutes 15 seconds West with the North right-of-way line of Bonham Avenue a distance of 292.83 ft. (called 292.6 ft.) to the PLACE OF BEGINNING and containing 0.6721 acre of land.

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

FILED

2000 JAN 13 PM 3:13

Beverly C. Hoffman
COUNTY CLERK
HARRIS COUNTY, TEXAS



COUNTY CLERK
HARRIS COUNTY TEXAS

[Signature]

JAN 13 2000

ANY PROMOTION HEREIN VOUCHER RESPECTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS ILLEGAL AND UNLAWFUL 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
Said to be duly recorded, in the Official Public Records of said Property of
Harris County, Texas on

530-18-3852