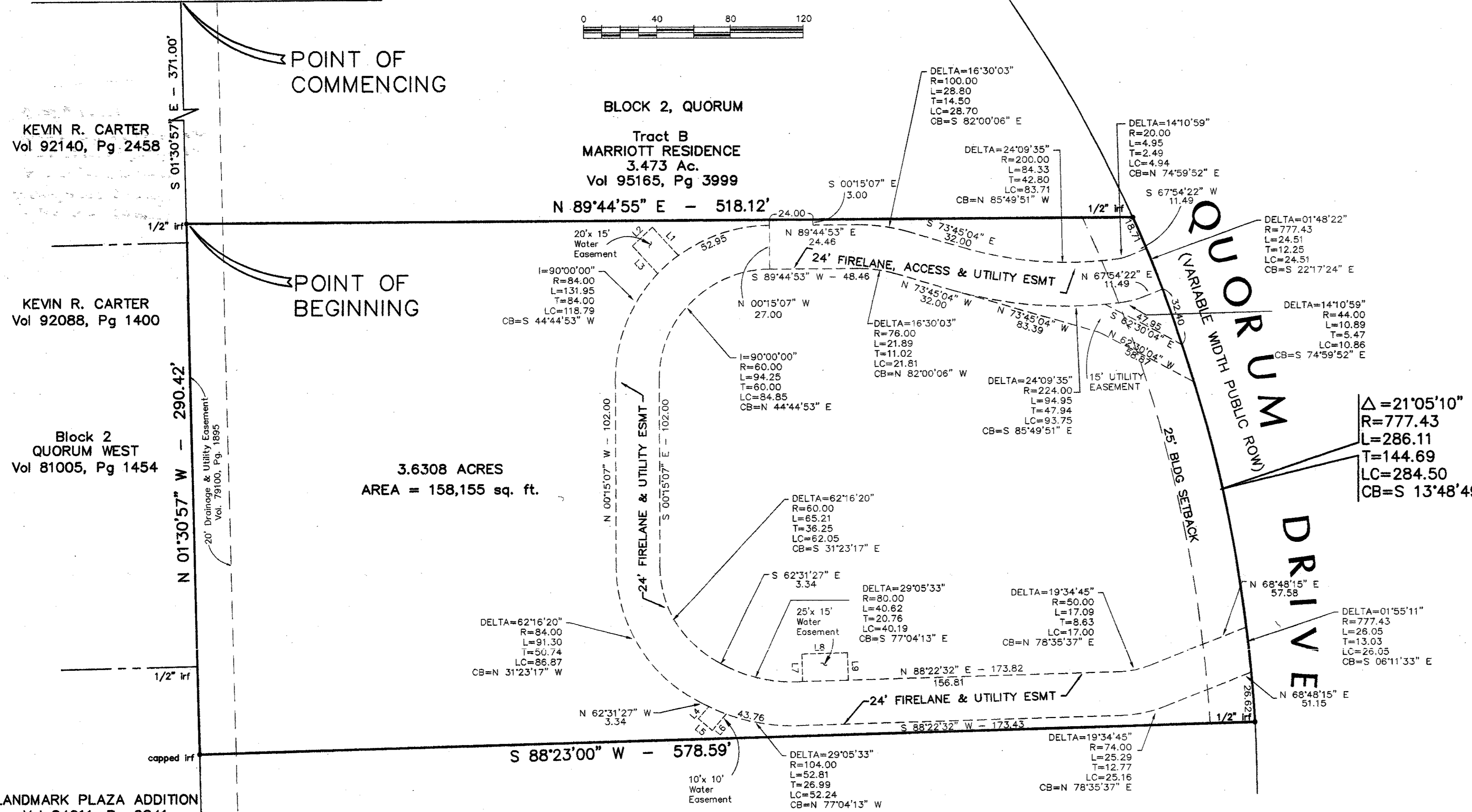


BELT LINE ROAD (100' PUBLIC ROW)



NOTE: A maximum building elevation of 750.00 feet has been set for this site by the FAA.

TOWN OF ADDISON AVIATION EASEMENT

WHEREAS, CENTRE OFFICE INVESTORS, L.P., hereinafter called "Grantor", is the owner of that certain parcel of land situated in the Town of Addison, County of Dallas, State of Texas, to wit:

SEE EXHIBIT "A"

hereinafter called "Grantor's Property", and outlined on the attached map.

NOW, THEREFORE, for consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration paid by the Grantee, hereinafter named, to the Grantor, the receipt and sufficiency of which is hereby specifically acknowledged, the Grantor, its successors and assigns, subject to the provisions herein contained, hereby grants, bargains, sells and conveys unto the Town of Addison, State of Texas, its successors and assigns, the Grantor, for use and benefit of the public, a perpetual easement and right-of-way over that portion of the Grantor's land described in Exhibit "A", in the vicinity of Addison Airport, for the purpose of the passage of all aircraft ("aircraft" being defined for the purpose of this instrument as any device now known or hereafter invented, used or designated for navigation of, or flight in the air) by whomsoever owned and operated in the air space to an infinite height above the surface of the Grantor's property, together with the right to cause in said air space noise, vibration and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at, or on Addison Airport located in Dallas County, Texas; Grantor hereby waives, remits and releases any right or cause of action which Grantor has now, or which Grantor may have in the future against the Grantee, its successors and assigns, or Addison Airport, due to such noise, vibration, and other effects that may be caused by the operation of aircraft landing and taking off from, or operating at, or on Addison Airport; the Grantor further grants that upon said property (A) no use shall be permitted that causes a discharge into the air of fumes, smoke or dust which will obstruct visibility and adversely affect the operation of aircraft or cause any interference with navigational facilities necessary to aircraft operation, and (B) no development or construction shall be permitted which will interfere in any way with the safe operation of aircraft in the air space over the land described herein or at or on the Addison Airport.

To have and to hold said easement and right-of-way and all rights appertaining hereto unto the Grantee, its successors and assigns, until the Addison Airport shall be abandoned and shall cease to be used for airport purposes. It is specifically understood and agreed that this easement, its covenants and agreements shall run with the land, which successors and assigns, further acknowledges that the easements herein granted contemplate and include all existing and future operations at Addison Airport, acknowledging that future aircraft numbers and types will most likely increase and noise patterns may also increase, in that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations or characteristics or type or category of aircraft using the Addison Airport, Town of Addison, Texas. Executed to be effective as of Grantor's acquisition of Grantor's Property and delivery of this document to Grantee.

QUORUM OFFICE INVESTORS, L.P., a Texas limited partnership. By: CENTRE OFFICE PARTNERS, L.P., a Texas limited partnership, its sole general partner. By: CENTRE DEVELOPMENT CO., Inc., a Texas corporation, its sole general partner. By: Jack I. McJunkin, Sr., Chairman

STATE OF TEXAS COUNTY OF DALLAS. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jack McJunkin, 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 considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office, this ___ day of ___, 1997.

John R. Piburn, Jr., R.P.L.S. Registration No. 3888. Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF DALLAS. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, Jr., 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 considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office, this ___ day of ___, 1997.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The CENTRE DEVELOPMENT CO., INC. ("Owner") does hereby adopt this plat designating the herein above property as Quorum Drive Office, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with respect to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by concrete, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The city will not be responsible for the maintenance and operation of solid creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the city to channelize or consider the drainage and floodway easement at any point or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the city for maintenance or efficiency of its respective system or working.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, THIS ___ DAY OF ___, 1997.

QUORUM OFFICE INVESTORS, L.P., a Texas limited partnership. By: CENTRE OFFICE PARTNERS, L.P., a Texas limited partnership, its sole general partner. By: CENTRE DEVELOPMENT CO., Inc., a Texas corporation, its sole general partner. By: Jack I. McJunkin, Sr., Chairman

STATE OF TEXAS COUNTY OF DALLAS. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jack McJunkin, 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 considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office, this ___ day of ___, 1997.

Notary Public in and for the State of Texas. CERTIFICATE OF APPROVAL: MAYOR, TOWN OF ADDISON. CITY SECRETARY. VOLUME PAGE

FINAL PLAT QUORUM DRIVE OFFICE BUILDING SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146 AND BEING PART OF BLOCK 2, QUORUM ADDITION AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER: CENTRE DEVELOPMENT CO., INC. 14001 NORTH DALLAS PARKWAY SUITE 900 DALLAS, TX 75240 (972) 980-8060. PREPARED BY: BROCKETT-DRAKE, INC. 4144 NORTH CENTRAL EXPRESSWAY SUITE 1100 DALLAS, TEXAS 75204 (214) 824-3647

SHEET 1 OF 1 SCALE 1"=40'

Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines for Block 2, Quorum West and other adjacent areas.

*Bearings are based upon the west line of Quorum (N 01°30'57" W) as recorded by plat in Volume 79100, Page 1895, Deed Records, Dallas County, Texas.

MLH INCOME REALTY 5.4014 Ac. Vol 83056, Pg 4222. BLOCK 2, QUORUM. STATE OF TEXAS COUNTY OF DALLAS. WHEREAS, CENTRE DEVELOPMENT CO., INC. is the owner of a tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, Dallas County, Texas, and being part of Block 2, Quorum, an addition to the Town of Addison according to the plat thereof recorded in Volume 79100, Page 1895, Deed Records, Dallas County, Texas, and being more particularly described as follows: COMMENCING at the northwest corner of said Block 2, Quorum, in the south line of Belt Line Road (100' public R.O.W.); THENCE S 01°30'57" E along the west line of said Block 2, Quorum, a distance of 371.00 feet to the POINT OF BEGINNING, a 1/2" iron rod found for corner; THENCE N 89°44'55" E departing the said west line of Block 2, Quorum, and along the south line of that certain 3.473 acre tract conveyed to Marriott Residence by deed recorded in Volume 95165, Page 3999, Deed Records, Dallas County, Texas, a distance of 518.12 feet to a 1/2" iron rod found for corner in the west line of Quorum Drive (variable width public R.O.W.), at the beginning of a non-tangent curve to the right which has a central angle of 21°05'10", a radius of 777.43 feet, and a chord which bears S17°48'15" E = 284.56 feet; THENCE along the curving west line of said Quorum Drive, an arc distance of 286.11 feet to a 1/2" iron rod found for corner at the northeast corner of that certain 5.4014 acre tract conveyed to MLH Income Realty by deed recorded in Volume 83056, Page 4222, Deed Records, Dallas County, Texas; THENCE S 88°23'00" W departing the said west line of Quorum Drive, and along the north line of said 5.4014 acre tract, a distance of 578.59 feet to a capped iron rod found for corner in the east line of Landmark Plaza Addition, as recorded in Volume 84211, Page 2841, Deed Records, Dallas County, Texas; THENCE N 01°30'57" W along the west line of the aforementioned Block 2, Quorum, common with the east line of said Landmark Plaza Addition, and the east line of Block 2, Quorum West, as recorded in Volume 81005, Page 1454, Deed Records, Dallas County, Texas, a distance of 290.42 feet to the POINT OF BEGINNING and containing 158,155 square feet or 3.6308 acres of land, more or less.

SURVEYOR'S CERTIFICATE. KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Addison, Texas.

STATE OF TEXAS COUNTY OF DALLAS. BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, Jr., 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 considerations therein expressed and in the capacity therein stated. GIVEN under my hand and seal of office, this ___ day of ___, 1997.

Notary Public in and for the State of Texas