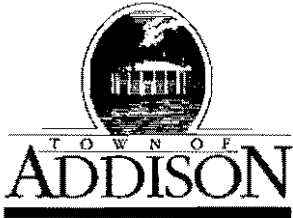


'94.4 '95

7 DART Transit Center/Arapaho Road
Right-of-Way

Handwritten signature



Public Works / Engineering

16801 Westgrove • P.O. Box 144
 Addison, Texas 75001
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

LETTER OF TRANSMITTAL

DATE	12/28/95	JOB NO.	
ATTENTION	Ken Dipple		
RE:	Transit Center Arapaho Road		

to Cowles & Thompson

GENTLEMAN:

WE ARE SENDING YOU

- | | | |
|--|--|---|
| <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via _____ the following items: |
| <input checked="" type="checkbox"/> Copy of letter | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans <input type="checkbox"/> Samples <input type="checkbox"/> Specifications |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ |

COPIES	DATE	NO.	DESCRIPTION
1	12/27/95		Letter to Herman Wardlaw, PART, with attached legal descriptions for land to be acquired
1	12/27/95		Letter to David Schutze, PART, along with Interlocal Agreement

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS The exhibits attached to the Interlocal Agreement are the same attachments referenced in the letter to Herman Wardlaw.

COPY TO File

SIGNED: David Nighawong



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

December 27, 1995

Mr. David C. Schulze
Dallas Area Rapid Transit
1401 Pacific Avenue
Dallas, Texas 75266

Re: Addison Transit Center

Dear David:

Attached are the two original copies of the Interlocal Agreement of Purchase and Sale of Real Property executed by the town of Addison. As requested, we have added all the required attachments. The metes and bounds descriptions are all sealed and based on field surveys. Please note that the areas for the Transit Center/Pinnell Property and the Arapaho/Pinnell Property are slightly different from the areas shown in the Agreement. The areas shown in the Agreement were from descriptions based on deeds and not on field surveys; which is probably why the areas changed.

If you have any questions please call me at 450-2879.

Sincerely,

David Nighswonger
David Nighswonger, P.E.
Engineering

Attachments

CC: Ken Dipple, Cowles & Thompson

J.P.

THE STATE OF TEXAS }
COUNTY OF DALLAS

COPY

KNOW ALL MEN BY THESE PRESENTS:

**INTERLOCAL AGREEMENT OF PURCHASE AND SALE
OF REAL PROPERTY**

THIS AGREEMENT, made and entered into by DALLAS AREA RAPID TRANSIT, a regional transportation authority created pursuant to Chapter 452 of the Texas Transportation Code (Formerly article 1118y of the Texas Revised Civil Statutes), ("DART"), and the TOWN OF ADDISON, a Texas home rule municipal corporation, ("City"),

WITNESSETH:

WHEREAS, the City proposes to acquire certain real property within the City for the relocation of a public road known as Arapaho Road (the "Arapaho Property"); and,

WHEREAS, DART proposes to acquire certain real property within the City and adjacent to the Arapaho Property for the development of a transit center (the "Transit Center Property"); and,

WHEREAS, in the best interest of the taxpayers of the City and of DART, it is more economical for the City and DART to jointly acquire the respective properties; and,

WHEREAS, pursuant to sections 452.055(a) and 452.057 of the Texas Transportation Code and the Interlocal Cooperation Act, Chapter 791, Texas Government Code, the City and DART desire to enter into this Interlocal Agreement to coordinate the simultaneous acquisition of the Arapaho Property and the Transit Center Property;

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein made, the benefits flowing to each of the parties hereto and other good and valuable consideration, DART and the City do hereby agree as follows:

1. Property Descriptions.

The Moses and Cline Property: 3.877 acres more or less of land out of the G. W. Fisher Survey, Abstract No. 482 in Dallas County, Texas more particularly described in Exhibit "A" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

The Pinnell Property: 2.2232 acres more or less of land out of the G. W. Fisher Survey, Abstract No. 482 in Dallas County, Texas more particularly described in Exhibit "B" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

The Transit Center/Moses and Cline Tract: 2.511 acres more or less of land out of the Moses and Cline Property, more particularly described in Exhibit "C" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

The Transit Center/Pinnell Tract: 1.40 acres of land, more or less out of the Pinnell Property, more particularly described in Exhibit "D" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

The Arapaho/Moses and Cline Tract: 1.367 acres of land, more or less out of the Moses and Cline Property, more particularly described in Exhibit "E" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

The Arapaho/Pinnell Tract: 0.7932 acres of land, more or less out of the Pinnell Property, more particularly described in Exhibit "F" attached hereto and depicted on the plat marked Exhibit "G" attached hereto.

2. **Property Acquisition.** City and DART agree to jointly acquire and pay for the Pinnell Property and the Moses and Cline Property, (sometimes hereafter jointly the "Properties") by negotiation if possible, by eminent domain if necessary. Title to the Properties will initially be vested in the City with a simultaneous reconveyance of the Transit Center/Moses and Cline and Transit Center/Pinnell Tracts to DART.

3. **Acquisition Duties and Responsibilities.**

3.01. **City.** In connection with the acquisition of the Properties, the City shall be responsible for the following:

a. Secure a boundary survey of each of the two (2) Properties and the four (4) Tracts which will be used in all contracts, deeds and legal documents necessary for the acquisition of the Properties. The cost of the boundary surveys shall be paid by the City and not allocated pursuant to Section 4.02.

b. Order a commitment for an owner's policy of title insurance for each of the Properties from Safeco Land Title Company, (the "Title Company"). Each party shall pay the cost of owner's title insurance policies for its respective tracts at Closing.

c. Provide to DART copies of the City's appraisals of the Properties and authorize the appraiser to work directly with DART attorneys in eminent domain proceedings for the acquisition of the Properties, if necessary. The cost of the appraisals shall be paid by the City and not allocated pursuant to Section 4.02, but the cost for eminent domain preparation and testimony shall be allocated pursuant to Section 4.02.

3.02. **DART.** In connection with the acquisition of the Properties, DART shall be responsible for the following:

a. DART real estate, relocation and legal staff personnel will represent both DART and the City in the acquisition process, including, but not limited to (i) making the initial Agreed Offer of fair market value; (ii) negotiations of administrative settlements; (iii) initiating and completing eminent domain proceedings, if necessary; (iv) arranging and supervising hazardous materials remediation, if necessary; (v) providing for demolition of improvements; and (vi) handling all relocation services. Except for legal counsel, DART staff time will be without further charge to the City in consideration of services performed and to be performed by City staff and others and previously paid for by City. DART legal counsel time will be billed in accordance with the schedule of fees attached as Exhibit "H" attached hereto, and the cost will be allocated as provided in Section 4.02.

b. DART has completed a Phase I HazMat investigation of the Properties for which no charge will be made to the City. Actual HazMat remediation costs, if any, shall be allocated pursuant to Section 4.02.

4. Allocation and Payment of Purchase Price and Costs. The purchase price (whether negotiated or by eminent domain) and the below listed acquisition costs for the Properties shall be allocated between the City and DART in the percentages set forth in Section 4.02:

4.01. **Costs.** The term "Costs" shall mean and include: (i) actual HazMat remediation costs; (ii) actual improvement demolition costs; (iii) actual relocation expenses; (iv) actual professional witness expenses for preparation and testimony at eminent domain commissioner's hearings and jury trial, as necessary; (v) court costs; (vi) attorney fees based on the schedule in Exhibit "H"; (vii) any other actual acquisition expenses not specifically identified in this agreement.

4.02. Allocation.

a. For acquisition of the Moses and Cline Property, DART shall pay 65% of the purchase price and Costs and the City shall pay 35% of the purchase price and Costs.

b. For acquisition of the Pinnell Property, DART shall pay 65 % of the purchase price and Costs and the City shall pay 35% of the purchase price and Costs.

4.03. Payment.

a. **Negotiated Purchase.** In the event the parties are able to negotiate an agreed purchase contract with one or more of the Property owners, each party shall pay its allocated share of the purchase price and Costs at the closing. EXCEPT, HOWEVER, that any Costs or other expenses of the acquisition not reflected in the agreed purchase contract or on the closing statement shall be paid by the obligated party within a reasonable time after such Costs and expenses are incurred and the party is notified thereof.

b. **Eminent Domain.** In the event the parties are forced to acquire by eminent domain one or more of the Properties, each party shall pay its allocated share of the commissioners award/jury verdict, together with all Costs then accrued at the time the amount of the award or jury verdict is paid into the registry of the court. Any Costs or expenses not known at the time the award/verdict is paid shall be paid by the obligated party within a reasonable time after such Costs and expenses are determined.

5. Agreed Offer. Based upon the City's appraisals of the each of the Properties, the parties will concur in an offer of fair market value to be initially offered for each Property, (the "Approved Offer Amount"). DART, for itself and the City shall initiate negotiations for the purchase of the Properties by offering the Approved Offer Amount to each Property owner.

6. Administrative Settlement. In the event DART staff is unable to acquire either of the Properties for the Approved Offer Amount, but is able to negotiate a purchase price for one or both which the staff determines is fair, just and reasonable, it shall recommend said negotiated price as an Administrative Settlement, to the DART Board and the City Council of City, who shall have thirty (30) days after receipt of such recommended Administrative Settlement to approve or disapprove the Administrative Settlement. As a part of the submission of a proposed Administrative Settlement, the DART staff shall furnish to DART and the City the staff's written justification/explanation of the basis of the proposed Administrative Settlement amount. Before an agreed purchase contract may be tendered to a Property owner, both the DART Board and the City Council must agree to the amount of the Administrative Settlement.

7. Eminent Domain. In the event the DART staff is unable to negotiate the purchase of either or both of the Properties for the Approved Offer Amount or any approved Administrative Settlement Amount, and upon

receipt from DART and the City Council of City of appropriate eminent domain resolutions, DART legal staff shall promptly proceed to acquire the Properties in the name of DART and the City through eminent domain proceedings. If the amount of the award of special commissioners should exceed the Approved Offer Amount by more than twenty percent (20%), either party shall have the right to require the filing of objections to such award. After objections are filed to the award of special commissioners, both the City and DART must approve any settlement of the case that would cause an increase in the amount of the purchase price to be paid for the condemned Properties.

8. **Closing.** The closing of an agreed purchase of one or more of the Properties under this agreement ("Closing") shall take place at the offices of the Title Company, or at such other place as the parties may agree as provided in the agreed purchase contract.

9. **Contact Persons.** Each party shall designate a person through whom all contact shall be directed to the other party in connection with the matters herein contemplated (the "Contact Person"). The initial Contact Person for DART shall be Herman Wardlaw, Acting Manager of Real Estate and the initial Contact Person for the City shall be John Baumgartner, Director of Public Works for the City. DART or the City may change Contact Persons by notice to the other party.

10. **Federal Transit Administration Approval.** With respect to DART, this Agreement is subject to prior approval by the Federal Transit Administration ("FTA"). DART shall diligently pursue and use its best efforts to secure such approval and shall notify the City immediately upon a determination by FTA.

11. **Termination.** This Agreement shall terminate (a) if the FTA fails or refuses to approve this transaction, or (b) if the DART staff is unable to acquire either of the Tracts in accordance with the provisions herein set forth. Upon termination, neither of the parties shall have any further rights, duties or obligations hereunder.

12. **Miscellaneous.**

12.01. **Notice.** Any notice required or permitted by this Agreement shall be in writing and shall be given to the party at the address set out below, or to such other address as the party shall designate by notice to all other parties.

DART:	P.O. Box 660163 Dallas, Texas 75266 Attention: DART Contact Person
	with a copy to the General Counsel at the same address
City:	P.O. Box 144 Addison, Texas 75001 Attention: City Contact Person

Any notice shall be deemed to be effectively given when mailed by United States Registered or certified mail with postage prepaid and address as herein set forth, or when actually received by the party to whom addressed.

12.02. **Entirety and Amendments.** This Agreement embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, relating to the matters contained herein and may be amended or supplemented only by a written instrument executed by all parties.

12.03. **Governing Law and Venue.** This Agreement shall be construed under and in accordance with the laws of the State of Texas and venue for any legal action arising out of this Agreement shall be in Dallas County, Texas.

12.04. **Parties Bound.** This Agreement shall be binding upon and inure to the benefit of the parties and their respective approved successors and assigns.

12.05. **Assignment.** This Agreement may not be transferred or assigned by either of the parties without the prior written concurrence of the other party.

12.06. **Effective Date.** The Effective Date of this Agreement shall be the date the Agreement is signed by the last of the parties.

EXECUTED BY DART this 4th day of January, 1996.

DALLAS AREA RAPID TRANSIT

By: 
ROGER SNOBLE
President/Executive Director

EXECUTED BY CITY this 17th day of DECEMBER, 1995.

THE TOWN OF ADDISON


By: 
Printed Name:
Title:

EXHIBIT "A"
COMBINED LAND DESCRIPTION
ARAPAHO ROAD/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of several tracts of land as described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall a distance of 100.00 feet to a point for a corner, said point being the northwest corner of the Southwestern Bell tract and the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 223.36 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation (DART) tract as recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of MCM Company tract a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 300.97 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE North 54 degrees 50 minutes 08 seconds West a distance of 23.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 29 minutes 00 seconds, a radius of 848.00 feet, and being subtended by a 51.55 foot chord bearing South 68 degrees 05 minutes 43 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 51.55 feet to a 1/2 inch rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 60.80 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 260.00 feet, and being subtended by a 52.00 foot chord bearing South 72 degrees

05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the right, an arc distance of 52.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of reverse curvature of a curve to the left, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 240.00 feet, and being subtended by a 48.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 48.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

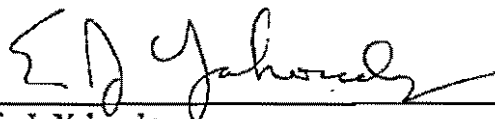
THENCE South 66 degrees 21 minutes 13 seconds West a distance of 299.54 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the left, having a central angle of 8 degrees 42 minutes 30 seconds, a radius of 778.00 feet, and being subtended by a 118.13 foot chord bearing South 61 degrees 59 minutes 58 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 118.25 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the north line of said Southwestern Bell Telephone Company tract;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to the POINT OF BEGINNING;

CONTAINING 168,918 square feet of land, more or less.

For Huitt-Zollars, Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

EXHIBIT "B"
COMBINED LAND DESCRIPTION
ARAPAHO ROAD/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a cut cross set for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a cut cross set for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 112.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the northwesterly line of said ABP tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 282.45 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 84 degrees 55 minutes 10 seconds East along the northerly line of said ABP tract a distance of 80.00 feet to an "x" cut set in concrete;


THENCE North 60 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 80.00 feet to a 5/8 inch iron rod found;

THENCE North 44 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 66.23 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of an existing building wall a distance of 323.36 feet to the POINT OF BEGINNING;

CONTAINING 96,838 square feet of land, more or less.

For Huitt-Zollars, Inc.


Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862

Huitt-Zollars Inc.
3131 Mckinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

EXHIBIT "C"
TRANSIT CENTER/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559, and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and the easterly face of an existing building wall a distance of 180.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, in the westerly line of said MCM Company tract, said point being the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 142.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation (DART) tract as recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of said MCM Company tracts a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 167.33 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

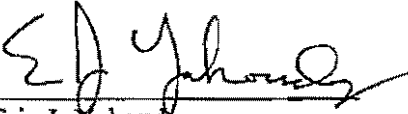
THENCE South 36 degrees 13 minutes 52 seconds West a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing South 69 degrees 16 minutes 23 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;

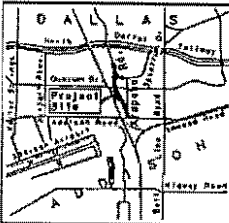
THENCE South 66 degrees 21 minutes 13 seconds West a distance of 459.84 feet to the point of curvature of a curve to the left, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing South 62 degrees 37 minutes 51 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 112.02 feet to the POINT OF BEGINNING, and CONTAINING 109,364 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars Inc.
3131 Mckinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

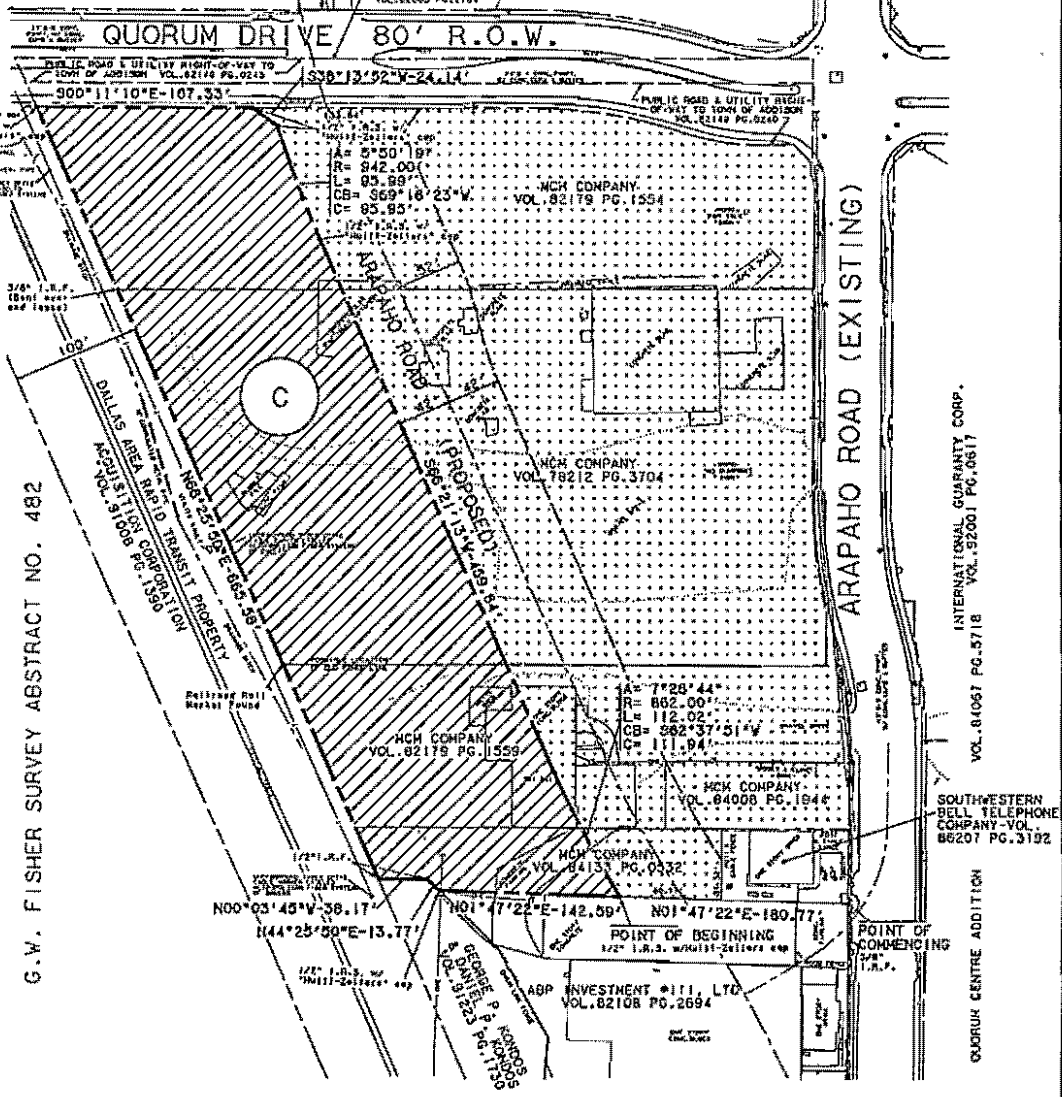


C

MCM COMPANY



TOWN OF ADDISON VOL. 93243 PG. 6422
 McLEAN TRACT ADDITION VOL. 62005 PG. 2784
 NATION LIMITED PARTNERSHIP VOL. 91232 PG. 3530
 STREET REVISION VOL. 62005 PG. 2184



G.W. FISHER SURVEY ABSTRACT NO. 482

INTERNATIONAL GUARANTY CORP.
 VOL. 81067 PG. 3718 VOL. 82001 PG. 6817

SOUTHWESTERN BELL TELEPHONE COMPANY-VOL. 86207 PG. 3192

QUORUM CENTRE ADDITION

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DCDR AND OTHER PUBLIC RECORDS

LEGEND		PROPERTY DATA	
	FEE/PERMANENT EASEMENT	PROPERTY OWNER(S) OF RECORD	MCM COMPANY
	CONSTRUCTION EASEMENT	STREET ADDRESS	4901, 4900, 4891 ARAPAHO ROAD
	REMAINDER	SURVEY G.W. FISHER & CO	DEED VOLUME 82178 PAGE 3704
N00°00'00"V-000.00'	BEARING AND DISTANCE	SUBDIVISION	84133 MAPSCO REF DALLAS 14-3
IRS	IRON ROD SET	BLK. NO.	NONE
		LOT NO.	NONE
<p>I, Eric J. Yaburdy, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made on the ground under my supervision on December 10, 1993. This plat was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All bearings are as shown hereon.</p> <p><i>E. Yaburdy</i> Eric J. Yaburdy Registered Professional Land Surveyor Tarrant Co. 4802 12/26/95</p>		<p>COMPUTED BY CKD EJV DRAWN BY CKD SUPERVISOR E YABURDY DATE 20 DECEMBER 93</p> <p>0 30 60 90 120 SCALE IN FEET</p>	<p>AREA SUMMARY</p> <p>AREA SQ. FT. WHOLE PROPERTY 292,782 PARCEL AREAS 108,384 FEE 109,384 PERMANENT EASEMENT CONSTRUCTION EASEMENT REMAINDER (INCL. EASEMENTS) 183,426</p>

DART PROJECT

DALLAS AREA RAPID TRANSIT

HUETT-ZOLLARS
 3011 MEADOWS AVENUE, SUITE 100
 DALLAS, TEXAS 75248-0101



EXHIBIT "C"

EXHIBIT "D"
TRANSIT CENTER/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to an "x" cut set in concrete for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to an "x" cut set in concrete for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to an "x" cut set in concrete for the POINT OF BEGINNING;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 84.69 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of said ABP tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 282.45 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 84 degrees 55 minutes 10 seconds East along the northerly line of said ABP tract a distance of 80.00 feet to an "x" cut set in concrete;

THENCE North 60 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 80.00 feet to a 5/8 inch iron rod found;

THENCE North 44 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 66.23 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of an existing building wall a distance of 142.59 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap, said point being the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing South 57 degrees 10 minutes 27 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 52.18 feet to a point for reverse curvature of a curve to the right, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing South 62 degrees 28 minutes 50 seconds West;

THENCE Southwesterly along said curve to the right an arc distance of 191.20 feet to a PK nail set in asphalt paving for the point of compound curvature to the right, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing South 77 degrees 29 minutes 09 seconds West;

THENCE Westerly along said curve to the right an arc distance of 66.73 feet to a point for reverse curvature to the left, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing South 81 degrees 19 minutes 18 seconds West;

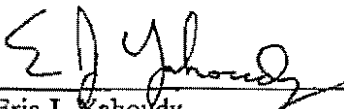
THENCE Westerly along said curve to the left an arc distance of 37.48 feet to an "x" cut set in concrete for the point of reverse curvature to the right, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 38 seconds West;

THENCE Westerly along said curve to the right an arc distance of 117.10 feet to an "x" cut set in concrete;

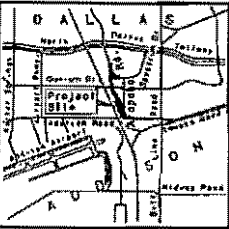
THENCE North 46 degrees 30 minutes 48 seconds West a distance of 27.38 feet to the POINT OF BEGINNING;

CONTAINING 63,247 square feet of land, more or less.

For Huitt-Zollars, Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311



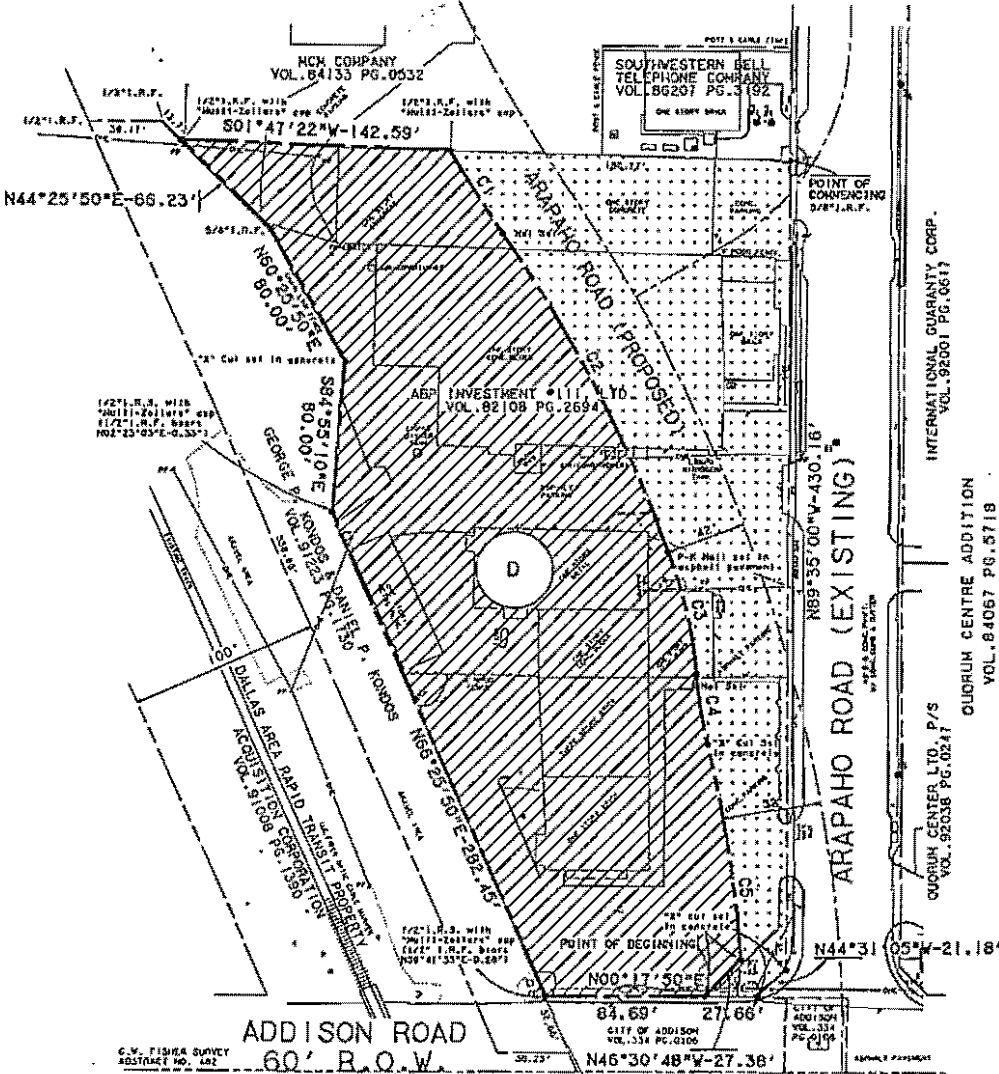
D

ABP INVESTMENT # 111, LTD.



CURVE DATA				
CURVE NO.	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD BEARING
C1	03°28'03"	52.18'	882.00'	S57°10'27"W
C2	14°04'51"	191.20'	778.00'	S62°28'50"W
C3	15°55'47"	66.73'	240.00'	S77°29'09"W
C4	08°13'30"	37.48'	260.00'	S81°19'18"W
C5	06°44'10"	117.10'	768.00'	S61°33'36"W

G.W. FISHER SURVEY ABSTRACT NO. 482



BASES OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWNSHIP OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY OCCR AND OTHER PUBLIC RECORDS

LEGEND	
	FEE/PERMANENT EASEMENT
	CONSTRUCTION EASEMENT
	REMAINDER
N00°00'00"W-000.00' BEARING AND DISTANCE	
1RS IRON ROD SET	

PROPERTY DATA

PROPERTY OWNER(S) OF RECORD ABP INVESTMENT # 111, LTD.
 STREET ADDRESS 4891, 4895 ARAPAHO ROAD
 SURVEY G.W. FISHER A-482 DEED VOLUME 82108 PAGE 2694 HAPSCO REF DALLAS L-6
 SUBDIVISION _____ BLK. NO. NONE LOT NO. NONE

AREA SUMMARY

AREA _____ SQ. FT.
 WHOLE PROPERTY 96.838
 PARCEL AREAS 63.247
 FEE 63.247 PERMANENT EASEMENT _____
 CONSTRUCTION EASEMENT _____
 REMAINDER (INCL. EASEMENTS) 33.591

I, Eric J. Yehou, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made on the ground under my supervision on December 18, 1995. This plat was prepared without benefit of title opinion and may not reflect all matters of record or recording which may affect this property. All signatures are of above persons.
 Eric J. Yehou
 Registered Professional Land Surveyor
 Texas No. 4082
 12/26/95

COMPUTED BY CKD EJJ
 DRAWN BY CKD
 SUPERVISOR E. YANOVY
 DATE 20 DECEMBER 95
 SCALE 1" = 40'

DART PROJECT

DALLAS AREA RAPID TRANSIT

HUNT-ZOLLARS
 3110 HUNTERS AVENUE, SUITE 100
 DALLAS, TEXAS 75219-1111



EXHIBIT "D"

EXHIBIT "E"
ARAPAHO ROAD/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and the easterly face of an existing building wall for a distance of 100.00 feet to a point for a corner, said point being the northwest corner of the Southwestern Bell tract and the POINT OF BEGINNING of this tract;

THENCE North 01 degree 47 minutes 22 seconds East along the easterly line of said MCM Company tract and continuing along said building wall face a distance of 80.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap, said point being the beginning of a non-tangent curve to the right, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing North 62 degrees 37 minutes 51 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 112.02 feet to the point of tangency of said curve;

THENCE North 66 degrees 21 minutes 13 seconds East a distance of 459.84 feet to a 1 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing North 69 degrees 16 minutes 23 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 36 degrees 13 minutes 52 seconds East a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the westerly right-of-way line of Quorum Drive (80 foot wide right-of-way) as described in instrument to the Town of Addison as recorded in Volume 82149 page 240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the westerly right-of-way line of Quorum Drive a distance of 133.64 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 54 degrees 50 minutes 08 seconds West a distance of 23.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 29 minutes 00 seconds, a radius of 848.00 feet, and being subtended by a 51.55 foot chord bearing South 68 degrees 05 minutes 43 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 51.55 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 60.80 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 260.00 feet, and being subtended by a 52.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the right, an arc distance of 52.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of reverse curvature of a curve to the left, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 240.00 feet, and being subtended by a 48.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 48.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

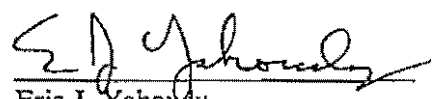
THENCE South 66 degrees 21 minutes 13 seconds West a distance of 299.54 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the left, having a central angle of 8 degrees 42 minutes 30 seconds, a radius of 778.00 feet, and being subtended by a 118.13 foot chord bearing South 61 degrees 59 minutes 58 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 118.25 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the north line of said Southwestern Bell Telephone Company tract;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to the POINT OF BEGINNING;

CONTAINING 59,554 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95
Eric J. Yahoudy

Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars Inc.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

EXHIBIT "F"
ARAPAHO ROAD/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to an "x" cut in concrete set for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to an "x" cut in concrete set for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to an "x" cut set in concrete;

THENCE South 46 degrees 30 minutes 48 seconds East a distance of 27.38 feet to an "x" cut set in concrete, said point being the beginning of a non-tangent curve to the left, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing North 81 degrees 33 minutes 38 seconds East;

THENCE Easterly along said curve to the left an arc distance of 117.10 feet to an "x" cut set in concrete at the point for reverse curvature of a curve to the right, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing North 81 degrees 19 minutes 18 seconds East;

THENCE Easterly along said curve to the right an arc distance of 37.48 feet to a point for reverse curvature of a curve to the left, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing North 77 degrees 29 minutes 09 seconds East;

THENCE Northeasterly along said curve to the left an arc distance of 66.73 feet to a PK nail set in asphalt paving at the point for compound curvature to the left, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing North 62 degrees 28 minutes 50 seconds East;

THENCE Northeasterly along said curve to the left an arc distance of 191.20 feet to a point for reverse curvature of a curve to the right, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing North 57 degrees 10 minutes 27 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 52.18 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the easterly line of said ABP tract and easterly face of an existing building wall;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of said building wall a distance of 180.77 feet to the POINT OF BEGINNING;

CONTAINING 33,591 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahoudy

Registered Professional Land Surveyor

Texas Registration No. 4862

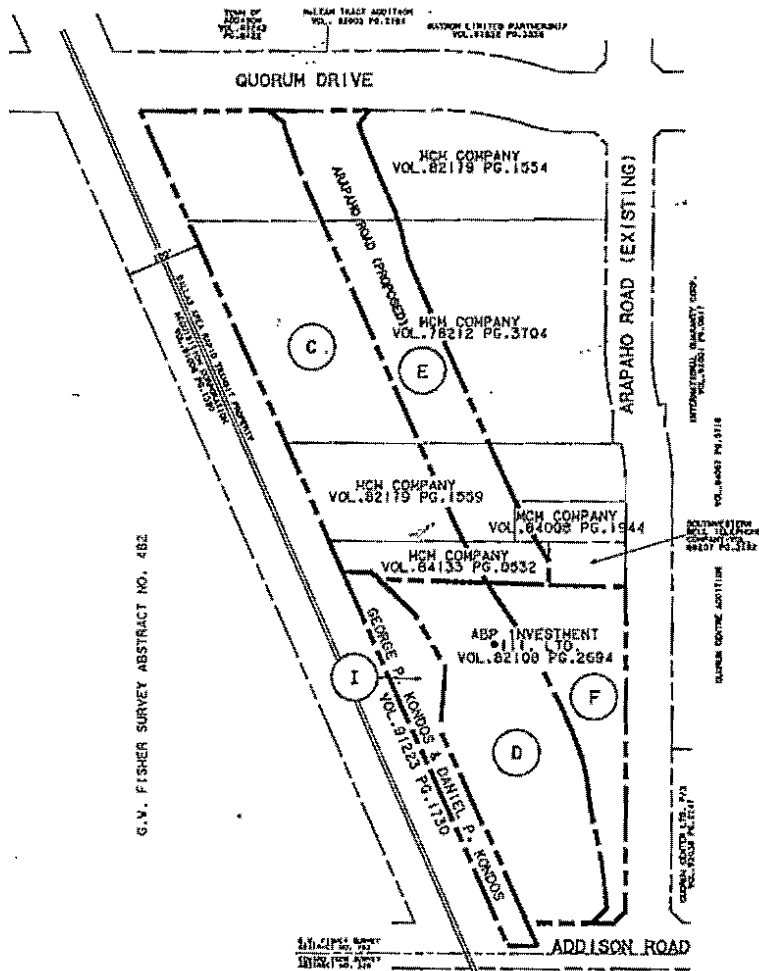
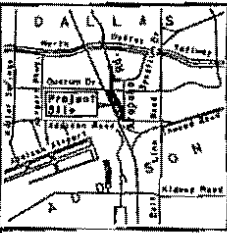
Huitt-Zollars Inc.

3131 Mckinney Ave.

Suite 600

Dallas, Texas 75204

(214) 871-3311



INDEX		
SHEET NO.	EXHIBIT DESCRIPTION	EXHIBIT DRAWING
2	TRANSIT CENTER/HCH COMPANY	C
3	TRANSIT CENTER/ABP INVESTMENT # 111, LTD.	D
-	ARAPAH0 ROAD/HCH COMPANY	E
-	ARAPAH0 ROAD/ABP INVESTMENT # 111, LTD.	F
4	TRANSIT CENTER/GEORGE P. KONDOS & DANIEL P. KONDOS	I

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DADR AND OTHER PUBLIC RECORDS

LEGEND

FEE/PERMANENT EASEMENT

CONSTRUCTION EASEMENT

REMAINDER

N00°00'00"W-000.00' BEARINGS AND DISTANCE

1RS IRON ROD SET

PROPERTY DATA

PROPERTY OWNER(S) OF RECORD _____

STREET ADDRESS _____

SURVEY D.W. FISHER A-482 DEED VOLUME _____ PAGE _____ NAPS0 REF. DALLAS (L-C)

SUBDIVISION _____ BLK. NO. _____ NGEE _____ LOT NO. _____

I, Eric J. Gagnon, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made in the ground under my supervision on December 18, 2003. This plat was prepared without benefit of title opinion, and may not reflect all interests of record or standing which may affect this property. All surveys are as shown herein.

E. J. Gagnon

Eric J. Gagnon
Registered Professional Land Surveyor
Texas No. 4882
12.18.03

COMPUTED BY CKO EAY

DRAWN BY DLE CKD

SUPERVISOR E YARBURY

DATE 20 DECEMBER 03

0 50 100 150 200
SCALE IN FEET

AREA SUMMARY

AREA _____ SQ. FT.

WHOLE PROPERTY _____

PARCEL AREAS _____

FEE _____ PERMANENT EASEMENT _____

CONSTRUCTION EASEMENT _____

REMAINDER (INCL. EASEMENTS) _____

HULTI-ZOLIARS

3100 WESTHEIMER AVENUE, SUITE 100
DALLAS, TEXAS 75244-2101

DART PROJECT

DALLAS AREA RAPID TRANSIT

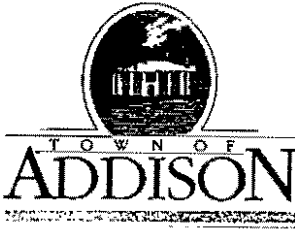
ADDISON TRANSIT CENTER EXHIBIT INDEX MAP

SHEET 1 OF 4

DWG. NO. _____ REV _____

SCHEDULE OF LEGAL FEES

<i>INDIVIDUAL</i>	<i>TITLE</i>	<i>HOURLY RATE</i>
Paul D. Jones	Chief Counsel, Real Estate/ Environmental Law Division	\$75.00
David Schulze	Assistant General Counsel	\$50.00
Frances Wilson	ParaLegal	\$25.00



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

December 27, 1995

Mr. Herman Wardlaw
Dallas Area Rapid Transit
1401 Pacific Avenue
Dallas, Texas 75266

Re: Transit Center/Arapaho Road

Dear Herman:

As requested, please find the following surveys:

Exhibit A - Combined Land Description for Arapaho Road/MCM Company Tract

2 copies on 8-1/2" x 11" (Description only, no sketch)

Exhibit B - Combined Land Description for Arapaho Road/ABP Investment #III, Ltd. Tract

2 copies on 8-1/2" x 11" (Description only, no sketch)

Exhibit C - Transit Center/MCM Company Tract

2 copies on 8-1/2" x 11" with sketch on 8-1/2" x 14"

3 copies on 17" x 28"

3 copies on 24" x 36"

Exhibit D - Transit Center/ABP Investment #III, Ltd.

2 copies on 8-1/2" x 11" with sketch on 8-1/2" x 14"

3 copies on 17" x 28"

3 copies on 24" x 36"

Exhibit E - Arapaho Road/MCM Company Tract

2 copies on 8-1/2" x 11" (Description only, no sketch)

Exhibit F - Arapaho Road/ABP Investment #III, Ltd.

2 copies on 8-1/2" x 11" (Description only, no sketch)

Exhibit G - Sketch Showing Tracts C,D,E,F, & I

2 copies on 8-1/2" x 14"

3 copies on 17" x 28"

Exhibit I - Transit Center/George P. Kondos & Daniel P. Kondos Tract

2 copies on 8-1/2" x 11" with sketch on 8-1/2" x 14"

3 copies on 17" x 28"

3 copies on 24" x 36"

I am having Huit-Zollars prepare sketches on 8-1/2" x 14" for Exhibits E & F. Please let me know if you need sketches for Exhibits A & B. If you have any questions, call me at 450-2879.

Sincerely,



David Nighswonger, P.E.
Engineering

Attachments

CC: Ken Dipple, Cowles & Thompson

HUITT-ZOLLARS, INC.
 3131 McKinney Avenue, Suite 600
 DALLAS, TEXAS 75204

LETTER OF TRANSMITTAL

(214) 871-3311

TO Town of Addison Service Center
16801 Westgrove Drive
Addison, Tx 75001

Tel # 450-2879

DATE	12/26/95	JOB NO.	01-1772-05
ATTENTION	David Nighswonger		
RE	Arapaho Road / DART Transit Station		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Land descriptions

COPIES	DATE	NO.	DESCRIPTION
3	12/26/95	EA.	Land descriptions - exhibits A-F + I
3	12/26/95	EA.	24" x 36" survey - exhibits C, D, + I
3	12/26/95	EA.	17" x 28" survey - exhibits C, D, + I + an Index Map
3	12/26/95	EA.	8 1/2 x 14' survey - exhibits C, D, + I + Index Map

THESE ARE TRANSMITTED as checked below:

- Approved as submitted Resubmit _____ copies for approval
 Approved as noted Submit _____ copies for distribution
 Returned for corrections Return _____ corrected prints

_____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS.

~~De~~
 Metes and
 Bounds
 Descriptions ~~not~~
 based on deeds
 & not actual
 field surveys.

COPY TO File

SIGNED: E. J. Johnson

**INTERLOCAL AGREEMENT OF PURCHASE AND SALE
OF REAL PROPERTY**

List of Exhibits to Agreement

- Exhibit A Field notes describing Moses and Cline Property - 3.877 acres
- Exhibit B Field notes describing Pinnell Property - 2.2232 acres
- attached* Exhibit C Field notes describing Transit Center/Moses and Cline Property - 2.511 acres
- attached* Exhibit D Field notes describing Transit Center/Pinnell Property - 1.40 acres
- Exhibit E Field notes describing Arapaho/Moses and Cline Property - 1.367 acres
- Exhibit F Field notes describing Arapaho/Pinnell Property - 0.7932 acres
- Exhibit G Plat depicting all tracts
- attached* Exhibit H Schedule of fees

**INTERLOCAL AGREEMENT OF PURCHASE AND SALE
OF REAL PROPERTY**

List of Exhibits to Agreement

- Exhibit A Field notes describing Moses and Cline Property - 3.877 acres - 3.9778
- Exhibit B Field notes describing Pinnell Property - 2.2232 acres 2.2231
- attached* Exhibit C Field notes describing Transit Center/Moses and Cline Property - 2.511 acres 2.5107
- attached* Exhibit D Field notes describing Transit Center/Pinnell Property - 1.40 acres - 1.4520
- Exhibit E Field notes describing Arapaho/Moses and Cline Property - 1.367 acres 1.3672
- Exhibit F Field notes describing Arapaho/Pinnell Property - 0.7932 acres 0.7711
- Exhibit G Plat depicting all tracts
- attached* Exhibit H Schedule of fees

Moses & Cline

3.8778 ac.

EXHIBIT "A"
COMBINED LAND DESCRIPTION
ARAPAHO ROAD/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of several tracts of land as described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall a distance of 100.00 feet to a point for a corner, said point being the northwest corner of the Southwestern Bell tract and the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 223.36 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation(DART) tract as recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of MCM Company tract a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 300.97 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE North 54 degrees 50 minutes 08 seconds West a distance of 23.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 29 minutes 00 seconds, a radius of 848.00 feet, and being subtended by a 51.55 foot chord bearing South 68 degrees 05 minutes 43 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 51.55 feet to a 1/2 inch rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 60.80 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 260.00 feet, and being subtended by a 52.00 foot chord bearing South 72 degrees

05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the right, an arc distance of 52.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of reverse curvature of a curve to the left, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 240.00 feet, and being subtended by a 48.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 48.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

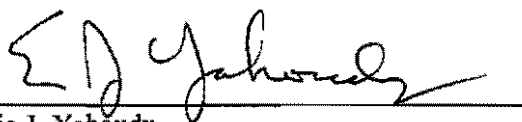
THENCE South 66 degrees 21 minutes 13 seconds West a distance of 299.54 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the left, having a central angle of 8 degrees 42 minutes 30 seconds, a radius of 778.00 feet, and being subtended by a 118.13 foot chord bearing South 61 degrees 59 minutes 58 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 118.25 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the north line of said Southwestern Bell Telephone Company tract;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to the POINT OF BEGINNING;

CONTAINING 168,918 square feet of land, more or less.

For Huitt-Zollars, Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

Pinnell Property
2.2231 ac.

EXHIBIT "B"
COMBINED LAND DESCRIPTION
ARAPAHO ROAD/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a cut cross set for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a cut cross set for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 112.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the northwesterly line of said ABP tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 282.45 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 84 degrees 55 minutes 10 seconds East along the northerly line of said ABP tract a distance of 80.00 feet to an "x" cut set in concrete;

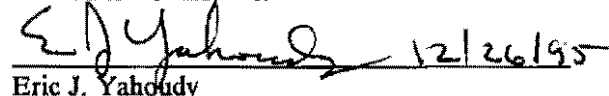
THENCE North 60 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 80.00 feet to a 5/8 inch iron rod found;

THENCE North 44 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 66.23 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of an existing building wall a distance of 323.36 feet to the POINT OF BEGINNING;

CONTAINING 96,838 square feet of land, more or less.

For Huitt-Zollars, Inc.


Eric J. Yahoudy

Registered Professional Land Surveyor
Texas Registration No. 4862

Huitt-Zollars Inc.
3131 Mckinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

Transit Center / Moses & Cline Property

2.5107 ac

EXHIBIT "C"
TRANSIT CENTER/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559, and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and the easterly face of an existing building wall a distance of 180.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, in the westerly line of said MCM Company tract, said point being the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 142.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition Corporation (DART) tract as recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of said MCM Company tracts a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 167.33 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

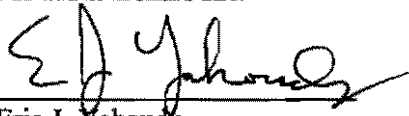
THENCE South 36 degrees 13 minutes 52 seconds West a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing South 69 degrees 16 minutes 23 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 459.84 feet to the point of curvature of a curve to the left, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing South 62 degrees 37 minutes 51 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 112.02 feet to the POINT OF BEGINNING, and CONTAINING 109,364 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars Inc.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

LAND DESCRIPTION

BEING 2.511 acres of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559, and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall for a distance of 180.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, in the westerly line of said MCM Company tract, said point being the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 142.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition (DART) tract as recorded in Volume 91006, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of MCM Company tract a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 167.33 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE South 36 degrees 13 minutes 52 seconds West a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing South 69 degrees 16 minutes 23 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 459.84 feet to the point of curvature of a curve to the left, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing South 62 degrees 37 minutes 51 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 112.02 feet to the POINT OF BEGINNING, and CONTAINING 2.511 acres of land, more or less.

LAND DESCRIPTION

BEING 2.511 acres of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559, and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall for a distance of 180.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, in the westerly line of said MCM Company tract, said point being the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 142.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition (DART) tract as recorded in Volume 91006, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of MCM Company tract a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

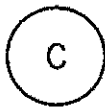
THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 167.33 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE South 36 degrees 13 minutes 52 seconds West a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing South 69 degrees 16 minutes 23 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 459.84 feet to the point of curvature of a curve to the left, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing South 62 degrees 37 minutes 51 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 112.02 feet to the POINT OF BEGINNING, and CONTAINING 2.511 acres of land, more or less.



MCM COMPANY

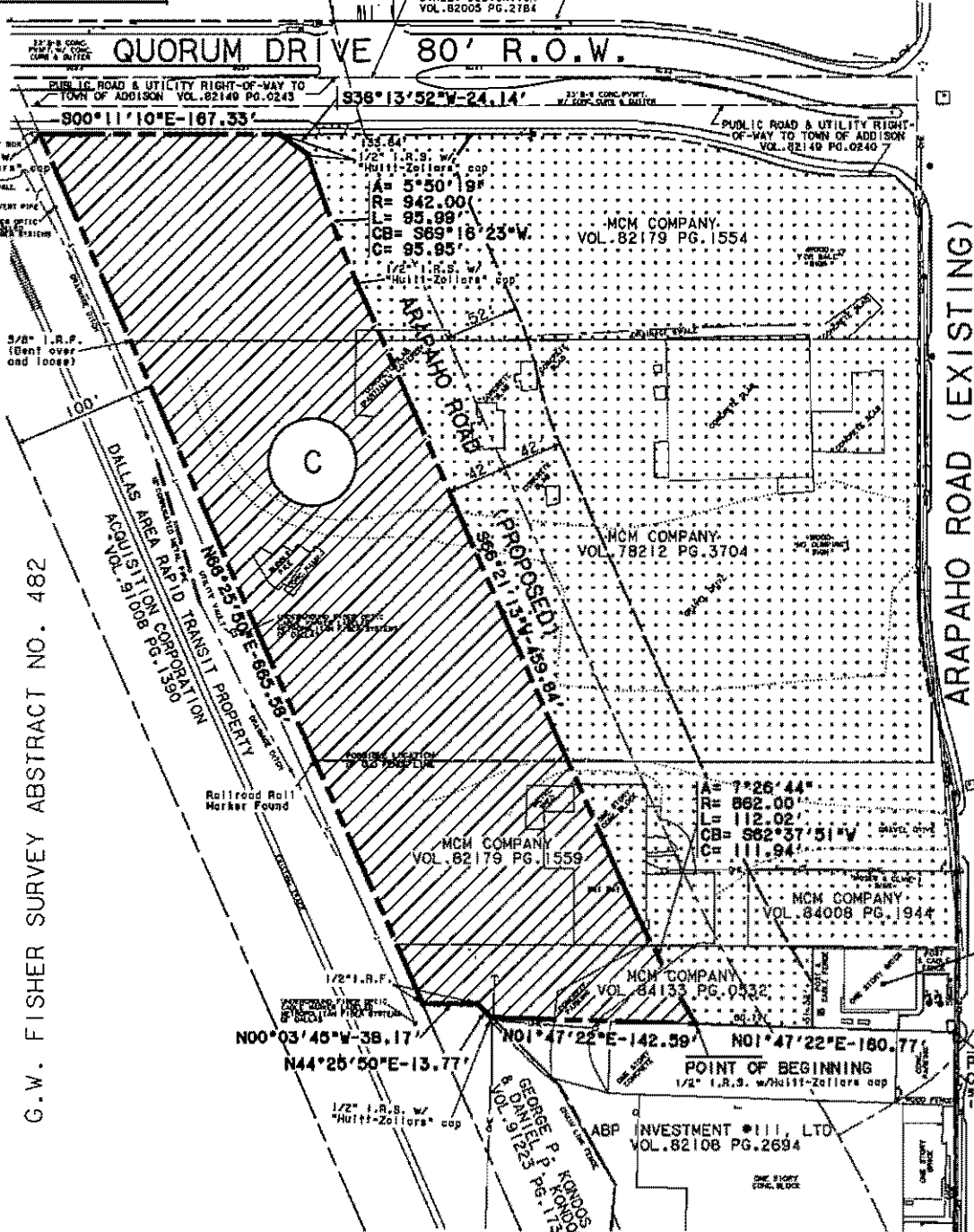


TOWN OF ADDISON
VOL. 93243
PG. 6422

McLEAN TRACT ADDITION
VOL. 82005 PG. 2784

NATRON LIMITED PARTNERSHIP
VOL. 91232 PG. 3538

STREET DEDICATION
VOL. 82005 PG. 2184



G.W. FISHER SURVEY ABSTRACT NO. 482

ARAPAHO ROAD (EXISTING)

INTERNATIONAL GUARANTY CORP.
VOL. 84067 PG. 5718 VOL. 92601 PG. 0617

SOUTHWESTERN BELL TELEPHONE COMPANY-VOL. 86207 PG. 3192

QUORUM CENTRE ADDITION

BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DCDR AND OTHER PUBLIC RECORDS

LEGEND	
	FEE/PERMANENT EASEMENT
	CONSTRUCTION EASEMENT
	REMAINDER
N00°00'00"W-000.00'	BEARING AND DISTANCE
IRS	IRON ROD SET

PROPERTY DATA	
PROPERTY OWNER(S) OF RECORD	MCM COMPANY
STREET ADDRESS	4807, 4900, 4901 ARAPAHO ROAD
SURVEY	G.W. FISHER A-482
DEED VOLUME	78212, 82179, 84133
PAGE	3704, 1554, 0532
MAPSCO REF.	DALLAS 14-C
SUBDIVISION	
BLK. NO.	NONE
LOT NO.	NONE

I, Eric J. Yahoudy, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made on the ground under my supervision on December 19, 1995. This plat was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All corners are as shown hereon.

E. J. Yahoudy
Eric J. Yahoudy
Registered Professional Land Surveyor
Texas No. 4882
12/26/95

COMPUTED DLE CKD EJY
DRAWN DLE CKQ
SUPERVISOR E YAHOU DY
DATE 20 DECEMBER 95

0 30 60 90 120
SCALE IN FEET

AREA SUMMARY	
AREA	SG. FT.
WHOLE PROPERTY	292.792
PARCEL AREAS	192.364
FEE	192.364
PERMANENT EASEMENT	
CONSTRUCTION EASEMENT	
REMAINDER (INCL. EASEMENTS)	100.428

HUITT-ZOLLARS
3131 MCCOY AVENUE/SUITE 800
DALLAS, TEXAS 75244-5171

DART PROJECT

DALLAS AREA RAPID TRANSIT

EXHIBIT "C"

SHEET 2 OF 4 DWG. NO. REV

Tri + Center/Pinnell Property

1.452 ac

EXHIBIT "D"
TRANSIT CENTER/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to an "x" cut set in concrete for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to an "x" cut set in concrete for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to an "x" cut set in concrete for the POINT OF BEGINNING;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 84.69 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of said ABP tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 282.45 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 84 degrees 55 minutes 10 seconds East along the northerly line of said ABP tract a distance of 80.00 feet to an "x" cut set in concrete;

THENCE North 60 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 80.00 feet to a 5/8 inch iron rod found;

THENCE North 44 degrees 25 minutes 50 seconds East along the northwesterly line of said ABP tract a distance of 66.23 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap for a corner;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of an existing building wall a distance of 142.59 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap, said point being the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing South 57 degrees 10 minutes 27 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 52.18 feet to a point for reverse curvature of a curve to the right, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing South 62 degrees 28 minutes 50 seconds West;

THENCE Southwesterly along said curve to the right an arc distance of 191.20 feet to a PK nail set in asphalt paving for the point of compound curvature to the right, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing South 77 degrees 29 minutes 09 seconds West;

THENCE Westerly along said curve to the right an arc distance of 66.73 feet to a point for reverse curvature to the left, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing South 81 degrees 19 minutes 18 seconds West;

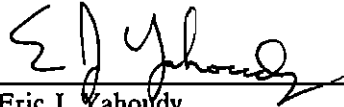
THENCE Westerly along said curve to the left an arc distance of 37.48 feet to an "x" cut set in concrete for the point of reverse curvature to the right, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 38 seconds West;

THENCE Westerly along said curve to the right an arc distance of 117.10 feet to an "x" cut set in concrete;

THENCE North 46 degrees 30 minutes 48 seconds West a distance of 27.38 feet to the POINT OF BEGINNING;

CONTAINING 63,247 square feet of land, more or less.

For Huitt-Zollars, Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars, Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

BEING a tract of land shown in the C.W. Fisher Survey, Abstract No. 412, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment III, Ltd. as recited in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

- (1) BEGINNING at a POINT OF REFERENCE at the southeast corner of said ABP Investment III, Ltd. (ABP) tract, same being the southeast corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recited in Volume 862077, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a point for the most southwesterly corner of said ABP tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 21.18 feet to a point for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 feet wide right-of-way);
- (4) THENCE North 00 degrees 17 minutes 30 seconds East along the westerly line of said ABP tract and easterly right-of-way line of Addison Road a distance of 27.66 feet to the POINT OF BEGINNING;
- (5) THENCE North 00 degrees 17 minutes 50 seconds East continuing along the westerly line of said ABP tract and easterly right-of-way line of Addison Road a distance of 84.69 feet to a point for a corner on the southerly line of a tract of land conveyed to George P. Keadon & Daniel P. Keadon as recited in Volume 91225, Page 1730 of the Deed Records, Dallas County, Texas;
- (6) THENCE North 66 degrees 25 minutes 00 seconds East departing the said easterly right-of-way line of Addison Road along the common line between the said ABP tract and the said Keadon & Keadon tract a distance of 262.43 feet to a point for a corner;
- (7) THENCE South 84 degrees 56 minutes 00 seconds East continuing along the said common line between the ABP tract and the Keadon & Keadon tract a distance of 80.00 feet to a point for a corner;
- (8) THENCE North 60 degrees 23 minutes 00 seconds East continuing along the said common line between the ABP tract and the Keadon & Keadon tract a distance of 80.00 feet to a point for a corner;
- (9) THENCE North 44 degrees 25 minutes 00 seconds East continuing along the said common line between the ABP tract and the Keadon & Keadon tract a distance of 66.23 feet to a point for a corner;
- (10) THENCE South 01 degrees 47 minutes 22 seconds West departing the said common line between the ABP tract and the Keadon & Keadon tract and along the westerly line of the ABP tract a distance of 142.59 feet to a point for a corner and a point of curvature of a non-circular curve to the left, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing South 57 degrees 10 minutes 27 seconds West;
- (10) THENCE Southerly departing the said easterly line of the ABP tract along said curve to the left an arc distance of 52.18 feet to a point for reverse curvature of a curve to the right, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing South 62 degrees 28 minutes 49 seconds West;

Exhibit D

- (11) THENCE Southwesterly along said curve to the right an arc distance of 191.20 feet to a point for a compound curve to the right, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing South 77 degrees 29 minutes 09 seconds West;
- (12) THENCE Southwesterly along said curve to the right an arc distance of 66.73 feet to a point for reverse curvature of a curve to the left, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing South 81 degrees 19 minutes 17 seconds West;
- (13) THENCE Westerly along said curve to the left an arc distance of 37.48 feet to a point for reverse curvature of a curve to the right, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 37 seconds West;
- (14) THENCE Westerly along said curve to the right an arc distance of 117.10 feet to a point for the end of said curve;
- (15) THENCE North 46 degrees 30 minutes 48 seconds West a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1.4 acres of land, more or less.

Exhibit D

Page 2 of 2

BEING a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #111, Ltd. as recorded in Volume #2108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

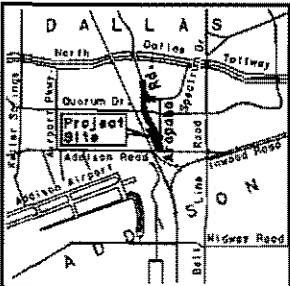
- (1) BEGINNING at a POINT OF REFERENCE at the southeast corner of said ABP Investment #111, Ltd. (ABP) tract, same being the southeast corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume #62877, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arroyabo Road;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said secondary line of said ABP tract and northerly right-of-way line of Arroyabo Road a distance of 430.16 feet to a point for the most southwesterly corner of said ABP tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northerly right-of-way line of Arroyabo Road a distance of 211.8 feet to a point for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 feet wide right-of-way);
- (4) THENCE North 00 degrees 17 minutes 30 seconds East along the westerly line of said ABP tract and easterly right-of-way line of Addison Road a distance of 27.66 feet to the POINT OF BEGINNING;
- (5) THENCE North 00 degrees 17 minutes 50 seconds East continuing along the westerly line of said ABP tract and easterly right-of-way line of Addison Road a distance of 84.69 feet to a point for a corner on the southerly line of a tract of land conveyed to George P. Koslos & Donald P. Koslos as recorded in Volume 91223, Page 1730 of the Deed Records, Dallas County, Texas;
- (6) THENCE North 66 degrees 25 minutes 00 seconds East departing the said easterly right-of-way line of Addison Road along the common line between the said ABP tract and the said Koslos & Koslos tract a distance of 282.45 feet to a point for a corner;
- (7) THENCE South 84 degrees 56 minutes 00 seconds East continuing along the said common line between the ABP tract and the Koslos & Koslos tract a distance of 80.00 feet to a point for a corner;
- (8) THENCE North 60 degrees 15 minutes 00 seconds East continuing along the said common line between the ABP tract and the Koslos & Koslos tract a distance of 80.00 feet to a point for a corner;
- (9) THENCE North 44 degrees 25 minutes 00 seconds East continuing along the said common line between the ABP tract and the Koslos & Koslos tract a distance of 66.23 feet to a point for a corner;
- (10) THENCE South 01 degrees 47 minutes 22 seconds West departing the said common line between the ABP tract and the Koslos & Koslos tract and along the easterly line of the ABP tract a distance of 142.59 feet to a point for a corner and a point of curvature of a non-tangent curve to the left, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.80 feet, and being subtended by a 52.17 foot chord bearing South 57 degrees 10 minutes 27 seconds West;
- (10) THENCE Southwesterly departing the said easterly line of the ABP tract along said curve to the left an arc distance of 52.18 feet to a point for reverse curvature of a curve to the right, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing South 62 degrees 28 minutes 49 seconds West;

Exhibit D

- (11) THENCE Southwesterly along said curve to the right an arc distance of 191.20 feet to a point for a compound curve to the right, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing South 77 degrees 29 minutes 09 seconds West;
- (12) THENCE Southwesterly along said curve to the right an arc distance of 66.73 feet to a point for reverse curvature of a curve to the left, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing South 81 degrees 19 minutes 17 seconds West;
- (13) THENCE Westerly along said curve to the left an arc distance of 37.48 feet to a point for reverse curvature of a curve to the right, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing South 81 degrees 33 minutes 37 seconds West;
- (14) THENCE Westerly along said curve to the right an arc distance of 117.10 feet to a point for the end of said curve;
- (15) THENCE North 46 degrees 30 minutes 48 seconds West a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1.4 acres of land, more or less.

Exhibit D

Page 2 of 2



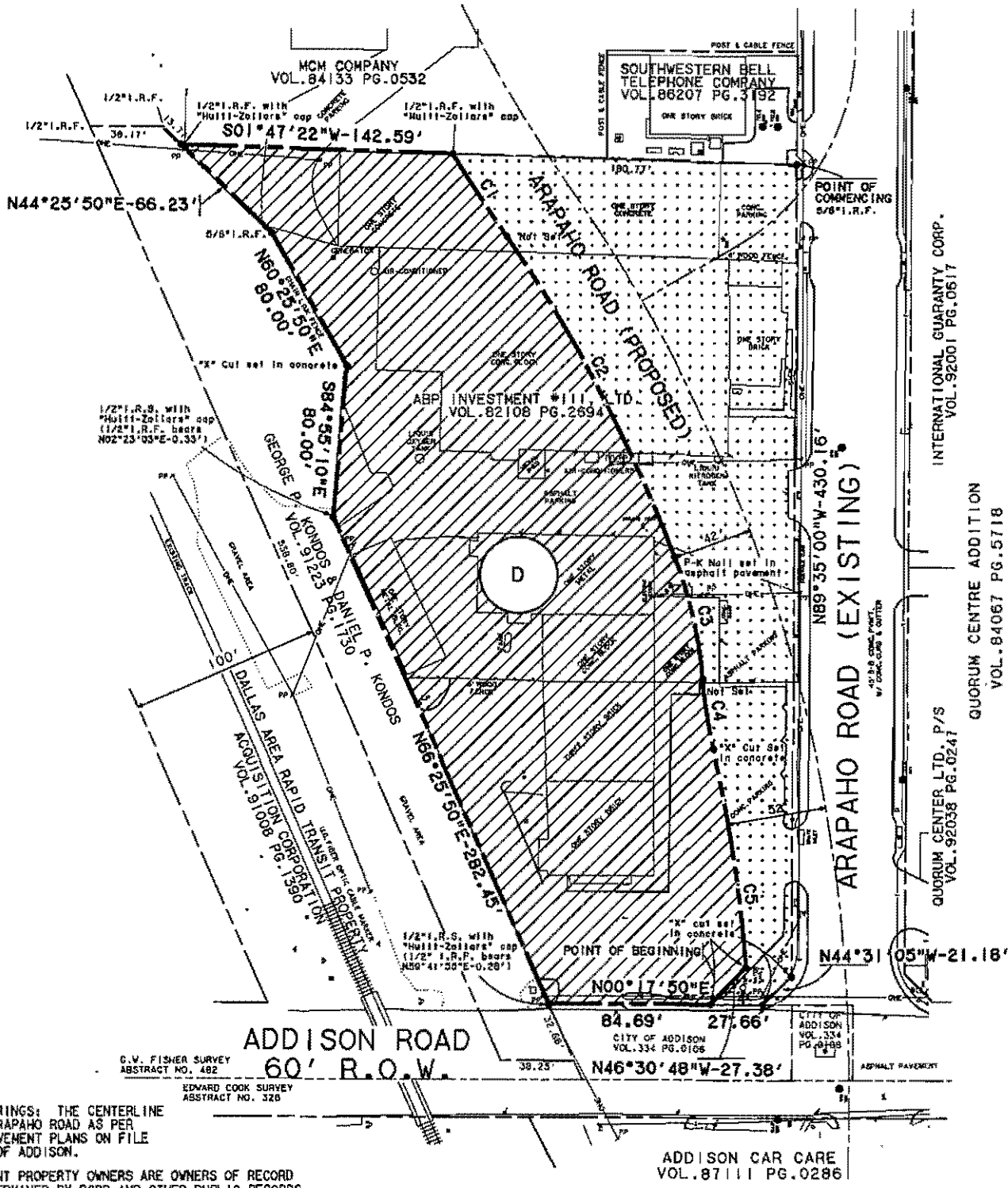
D

ABP INVESTMENT # 111, LTD.



CURVE DATA					
CURVE NO.	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	03°28'05"	52.18'	982.00'	S57°10'27"W	52.17'
C2	14°04'51"	191.20'	778.00'	S62°28'50"W	190.72'
C3	15°55'47"	66.73'	240.00'	S77°29'09"W	66.51'
C4	08°15'30"	37.48'	260.00'	S81°19'18"W	37.44'
C5	08°44'10"	117.10'	768.00'	S81°33'38"W	116.99'

G.W. FISHER SURVEY ABSTRACT NO. 482



BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DCCR AND OTHER PUBLIC RECORDS

G.W. FISHER SURVEY ABSTRACT NO. 482

EDWARD COOK SURVEY ABSTRACT NO. 328

ADDISON CAR CARE VOL. 87111 PG. 0286

LEGEND

- FEE/PERMANENT EASEMENT
 - CONSTRUCTION EASEMENT
 - REMAINDER
- N00°00'00"W-000.00' BEARING AND DISTANCE
 IRS IRON ROD SET

PROPERTY DATA

PROPERTY OWNER(S) OF RECORD ABP INVESTMENT # 111, LTD.
 STREET ADDRESS 480L, 480S ARAPAHO ROAD
 SURVEY G.W. FISHER A-482 DEED VOLUME 82108 PAGE 2694 MAPSCO REF DALLAS 14-C
 SUBDIVISION _____ BLK. NO. NONE LOT NO. NONE

I, Eric J. Yahoudy, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made on the ground under my supervision on December 18, 1995. This plat was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All corners are as shown hereon.

Eric J. Yahoudy
 Registered Professional Land Surveyor
 Texas No. 4882

12/26/95

COMPUTED DLE CKO EJY
 DRAWN DLE CKD _____
 SUPERVISOR E YAHOU DY
 DATE 20 DECEMBER 95



AREA SUMMARY

AREA _____ SQ. FT.
 WHOLE PROPERTY 96.838
 PARCEL AREAS 83.247
 FEE 83.247 PERMANENT EASEMENT _____
 CONSTRUCTION EASEMENT _____
 REMAINDER (INCL. EASEMENTS) 33.591

DART PROJECT



HUITI-ZOLLARS

3331 ROCKWELL AVENUE/SUITE 400
 DALLAS, TEXAS 75214-8111-3511

DALLAS AREA RAPID TRANSIT

EXHIBIT "D"

SHEET 3 OF 4

DWG. NO.

REV

Arapaho / MCM & Line Property

1.3672 ac

EXHIBIT "E"
ARAPAHO ROAD/MCM COMPANY TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1554; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and the easterly face of an existing building wall for a distance of 100.00 feet to a point for a corner, said point being the northwest corner of the Southwestern Bell tract and the POINT OF BEGINNING of this tract;

THENCE North 01 degree 47 minutes 22 seconds East along the easterly line of said MCM Company tract and continuing along said building wall face a distance of 80.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap, said point being the beginning of a non-tangent curve to the right, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing North 62 degrees 37 minutes 51 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 112.02 feet to the point of tangency of said curve;

THENCE North 66 degrees 21 minutes 13 seconds East a distance of 459.84 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing North 69 degrees 16 minutes 23 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 36 degrees 13 minutes 52 seconds East a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the westerly right-of-way line of Quorum Drive (80 foot wide right-of-way) as described in instrument to the Town of Addison as recorded in Volume 82149 page 240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the westerly right-of-way line of Quorum Drive a distance of 133.64 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE North 54 degrees 50 minutes 08 seconds West a distance of 23.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 29 minutes 00 seconds, a radius of 848.00 feet, and being subtended by a 51.55 foot chord bearing South 68 degrees 05 minutes 43 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 51.55 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 60.80 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the right, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 260.00 feet, and being subtended by a 52.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the right, an arc distance of 52.09 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of reverse curvature of a curve to the left, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 240.00 feet, and being subtended by a 48.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 48.08 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of tangency of said curve;

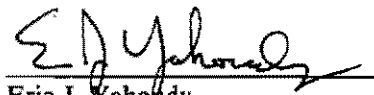
THENCE South 66 degrees 21 minutes 13 seconds West a distance of 299.54 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the point of curvature of a curve to the left, having a central angle of 8 degrees 42 minutes 30 seconds, a radius of 778.00 feet, and being subtended by a 118.13 foot chord bearing South 61 degrees 59 minutes 58 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 118.25 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap on the north line of said Southwestern Bell Telephone Company tract;

THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to the POINT OF BEGINNING;

CONTAINING 59,554 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars Inc.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

LAND DESCRIPTION

PARCEL NO. 2
ARAPAHO ROAD
PAGE 1
JANUARY 27, 1995

BEING 1.367 acres of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704; Volume 82179, Page 1556; Volume 82179, Page 1559; Volume 84008, Page 1944 and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall for a distance of 100.00 feet to a point for a corner, said point being the northwest corner of the Southwestern Bell tract and the POINT OF BEGINNING of this tract;

- (1) THENCE North 01 degree 47 minutes 22 seconds East along the easterly line of said MCM Company tract and continuing along said building wall face a distance of 80.77 feet to a point for a corner, said point being the beginning of a non-tangent curve to the right, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing North 62 degrees 37 minutes 51 seconds East;
- (2) THENCE Northeasterly along said curve to the right an arc distance of 112.02 feet to the point of tangency of said curve;
- (3) THENCE North 66 degrees 21 minutes 13 seconds East a distance of 459.84 feet to the point of curvature of a curve to the right, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing North 69 degrees 16 minutes 23 seconds East;
- (4) THENCE Northeasterly along said curve to the right an arc distance of 95.99 feet to a point for a corner;
- (5) THENCE North 36 degrees 13 minutes 52 seconds East a distance of 24.14 feet to a point for a corner on the westerly right-of-way line of Quorum Drive (80 foot wide right-of-way);
- (6) THENCE South 00 degrees 11 minutes 10 seconds East along the westerly right-of-way line of Quorum Drive a distance of 133.64 feet to a point for a corner;
- (7) THENCE North 54 degrees 50 minutes 08 seconds West a distance of 23.14 feet to a point being the beginning of a non-tangent curve to the left, having a central angle of 3 degrees 29 minutes 00 seconds, a radius of 848.00 feet, and being subtended by a 51.55 foot chord bearing South 68 degrees 05 minutes 43 seconds West;
- (8) THENCE Southwesterly along said curve to the left an arc distance of 51.55 feet to the point of tangency of said curve;

PRELIMINARY

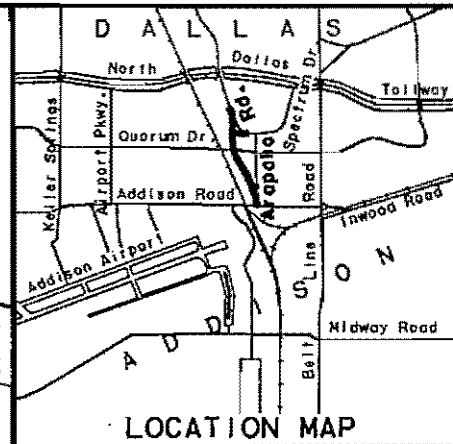
- (9) THENCE South 66 degrees 21 minutes 13 seconds West a distance of 60.80 feet to the point of curvature of a curve to the right, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 260.00 feet, and being subtended by a 52.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;
- (10) THENCE Southwesterly along said curve to the right, an arc distance of 52.09 feet to the point of reverse curvature of a curve to the left, having a central angle of 11 degrees 28 minutes 42 seconds, a radius of 240.00 feet, and being subtended by a 48.00 foot chord bearing South 72 degrees 05 minutes 34 seconds West;
- (11) THENCE Southwesterly along said curve to the left an arc distance of 48.08 feet to the point of tangency of said curve;
- (12) THENCE South 66 degrees 21 minutes 13 seconds West a distance of 299.54 feet to the point of curvature of a curve to the left, having a central angle of 8 degrees 42 minutes 30 seconds, a radius of 778.00 feet, and being subtended by a 118.13 foot chord bearing South 61 degrees 59 minutes 58 seconds West;
- (13) THENCE Southwesterly along said curve to the left an arc distance of 118.25 feet to a point for a corner on the north line of said Southwestern Bell Telephone Company tract;
- (14) THENCE North 89 degrees 36 minutes 43 seconds West along the north line of said Southwestern Bell Telephone Company tract a distance of 31.32 feet to the POINT OF BEGINNING, CONTAINING 1.367 acres of land, more or less.

Exhibit 'E'

2 MCM COMPANY

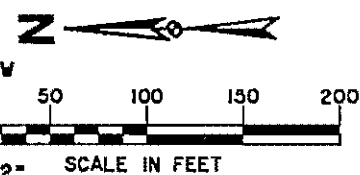
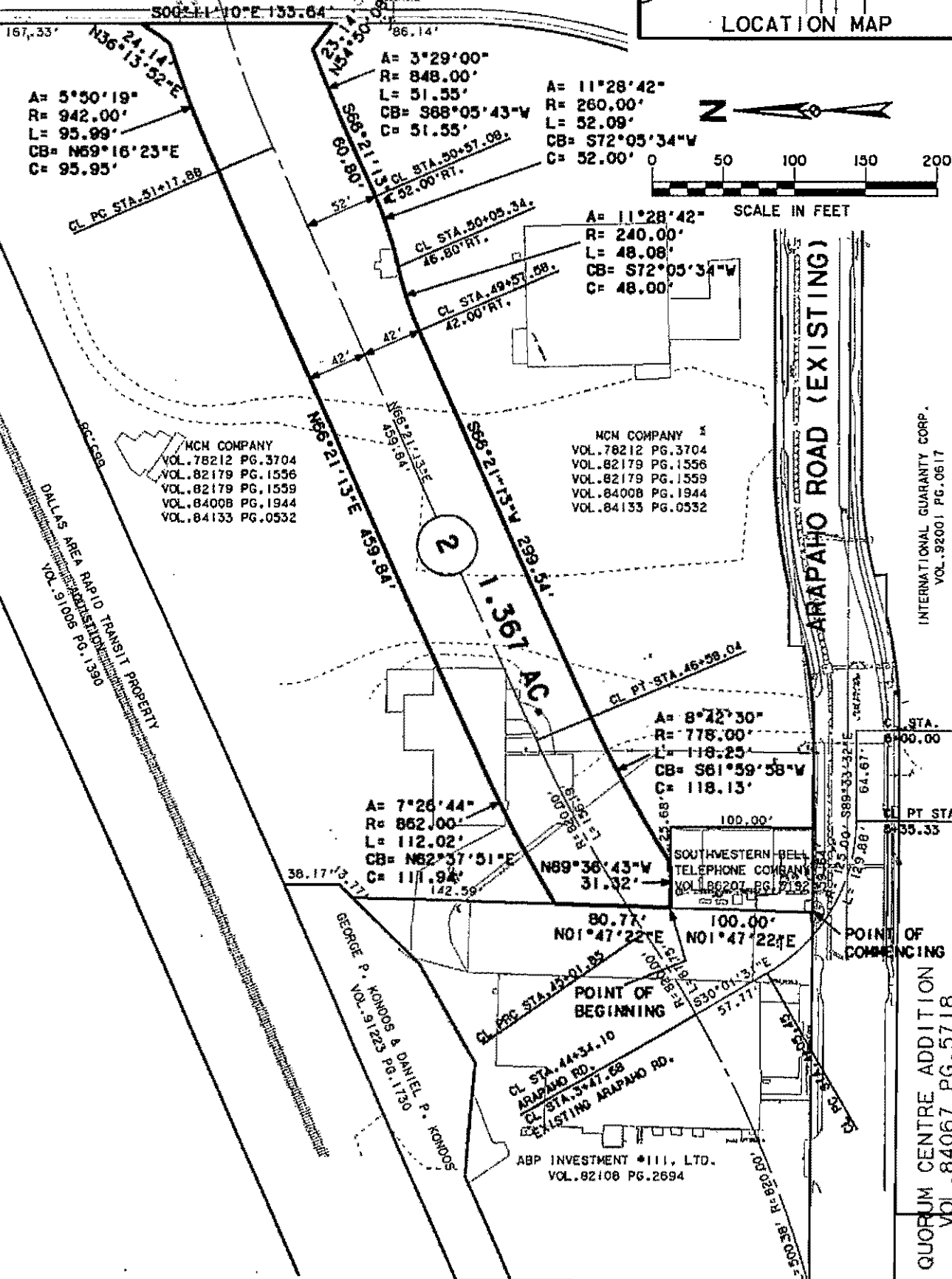
McLEAN TRACT ADDITION
VOL. 82005 PG. 2784
TOWN OF ADDISON
VOL. 93243 PG. 6422

NATRON LIMITED PARTNERSHIP
VOL. 91232 PG. 3538



QUORUM DRIVE 80' R.O.W.

G.W. FISHER SURVEY ABSTRACT NO. 482



This is to certify that the above survey was made under my supervision and that the lines and bounds shown thereon are true and correct to the best of my knowledge.
For Huitt-Zollars, Inc.

This drawing may not be reproduced without the written permission of Dale A. Smith, Registered Professional Land Surveyor.

PRELIMINARY REVIEW COPY

DALE A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4412

HUITT-ZOLLARS
3131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS/214-871-3311

ARAPAHO ROAD
RIGHT-OF-WAY EXHIBIT
TOWN OF ADDISON, TEXAS

BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving Improvement plans on file.

For: Town of Addison Public Works
18801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 2
OWNER: MCM COMPANY
AREA: 1.367 ACRES DATE: JAN. 27, 1995

Arapaho/Bunnell Property

0.7711 ac

EXHIBIT "F"
ARAPAHO ROAD/ABP INVESTMENT #III, LTD. TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82108, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to an "x" cut in concrete set for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to an "x" cut in concrete set for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to an "x" cut set in concrete;

THENCE South 46 degrees 30 minutes 48 seconds East a distance of 27.38 feet to an "x" cut set in concrete, said point being the beginning of a non-tangent curve to the left, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing North 81 degrees 33 minutes 38 seconds East;

THENCE Easterly along said curve to the left an arc distance of 117.10 feet to an "x" cut set in concrete at the point for reverse curvature of a curve to the right, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing North 81 degrees 19 minutes 18 seconds East;

THENCE Easterly along said curve to the right an arc distance of 37.48 feet to a point for reverse curvature of a curve to the left, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing North 77 degrees 29 minutes 09 seconds East;

THENCE Northeasterly along said curve to the left an arc distance of 66.73 feet to a PK nail set in asphalt paving at the point for compound curvature to the left, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing North 62 degrees 28 minutes 50 seconds East;

THENCE Northeasterly along said curve to the left an arc distance of 191.20 feet to a point for reverse curvature of a curve to the right, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing North 57 degrees 10 minutes 27 seconds East;

THENCE Northeasterly along said curve to the right an arc distance of 52.18 feet to a 1/2 inch iron rod found with "Huitt-Zollars" cap on the easterly line of said ABP tract and easterly face of an existing building wall;

THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of said building wall a distance of 180.77 feet to the POINT OF BEGINNING;

CONTAINING 33,591 square feet of land, more or less.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahdady
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt-Zollars Inc.
3131 McKinney Ave.
Suite 600
Dallas, Texas 75204
(214) 871-3311

LAND DESCRIPTION

PARCEL NO. 1
ARAPAHO ROAD
PAGE 1
MARCH 13, 1995

BEING 0.771 of an acre of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being a portion of a tract of land described in instrument to ABP Investment #III, Ltd. as recorded in Volume 82109, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

- (1) BEGINNING at a 5/8 inch iron rod found at the southeast corner of said ABP Investment #III, Ltd. (ABP) tract, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a point for the most southwesterly corner of said ABP tract;
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a point for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way);
- (4) THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to a point for a corner;
- (5) THENCE South 46 degrees 30 minutes 48 seconds East a distance of 27.38 feet to a point for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing North 81 degrees 33 minutes 37 seconds East;
- (6) THENCE Easterly along said curve to the left an arc distance of 117.10 feet to a point for reverse curvature of a curve to the right, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing North 81 degrees 19 minutes 17 seconds East;
- (7) THENCE Easterly along said curve to the right an arc distance of 37.48 feet to a point for reverse curvature of a curve to the left, having a central angle of 15 degrees 55 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing North 77 degrees 29 minutes 09 seconds East;
- (8) THENCE Northeasterly along said curve to the left an arc distance of 66.73 feet to a point for a compound curve to the left, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 190.72 foot chord bearing North 62 degrees 28 minutes 49 seconds East;
- (9) THENCE Northeasterly along said curve to the left an arc distance of 191.20 feet to a point for reverse curvature of a curve to the right, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.00 feet, and being subtended by a 52.17 foot chord bearing North 57 degrees 10 minutes 27 seconds East;
- (10) THENCE Northeasterly along said curve to the right an arc distance of 52.18 feet to a point for a corner on the easterly line of said ABP tract and easterly face of an existing building wall;

- (11) THENCE South 01 degrees 47 minutes 22 seconds West along the easterly line of said ABP tract and easterly face of said building wall a distance of 180.77 feet to the POINT OF BEGINNING, CONTAINING 0.771 of an acre of land, more or less.

PRELIMINARY

Exhibit 'F'

1 ABP INVESTMENT • III, INC.

MCM COMPANY
VOL. 78212 PG. 3704
VOL. 82179 PG. 1556
VOL. 82179 PG. 1559
VOL. 84008 PG. 1944
VOL. 84133 PG. 0532

SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 86207 PG. 3192

A = 3°28'05"
R = 862.00'
L = 52.18'
CB = N57°10'27"E
C = 52.17'

A = 14°04'51"
R = 778.00'
L = 191.20'
CB = N62°28'49"E
C = 190.72'

A = 13°55'47"
R = 240.00'
L = 66.73'
CB = N77°29'09"E
C = 66.51'

A = 8°15'30"
R = 260.00'
L = 37.48'
CB = N81°19'17"E
C = 37.44'

A = 8°44'10"
R = 788.00'
L = 117.10'
CB = N81°33'07"E
C = 116.99'

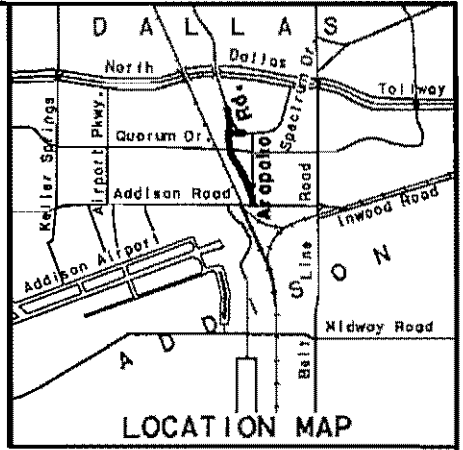
0.771 AC.

ABP INVESTMENT • III, LTD.
VOL. 82109 PG. 2694

GEORGE P. KONDOS & DANIEL P. KONDOS
VOL. 81223 PG. 1150

DALLAS AREA RAPID TRANSIT PROPERTY
VOL. 81008 PG. 1356

G.V. FISHER SURVEY ABSTRACT NO. 482
EDWARD COOK SURVEY ABSTRACT NO. 362



INTERNATIONAL GUARANTY CORP.
VOL. 92001 PG. 0617

QUORUM CENTRE ADDITION
VOL. 84067 PG. 5718

QUORUM CENTER LTD. P/S
VOL. 92038 PG. 0247

ARAPAHO ROAD (EXISTING)

ADDISON ROAD
60' R.O.W.

This is to certify that the above survey was made under my supervision and that the notes and bounds shown thereon are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Dale A. Smith, Registered Professional Land Surveyor.

For Huitt-Zollars, Inc.

PRELIMINARY REVIEW COPY

DALE A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4412

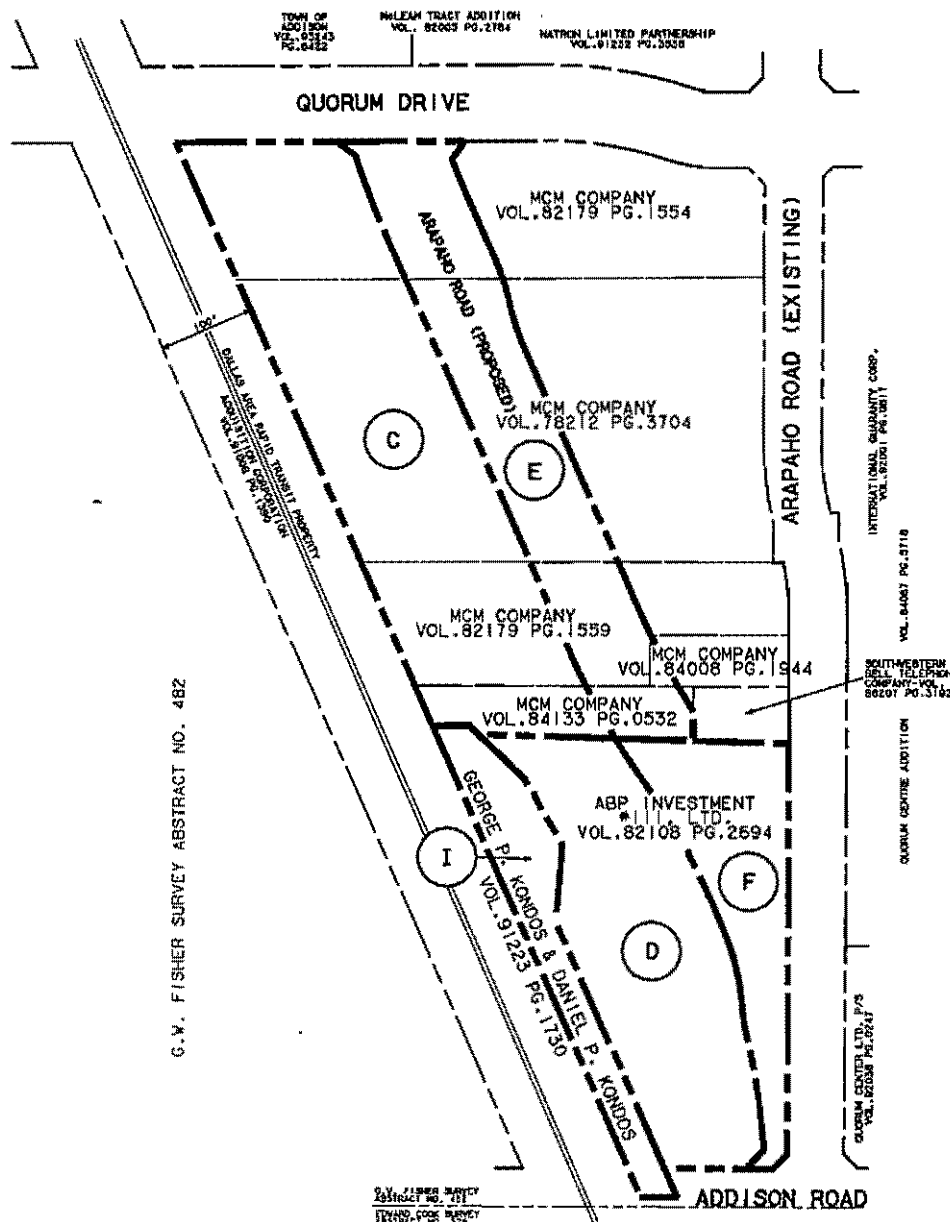
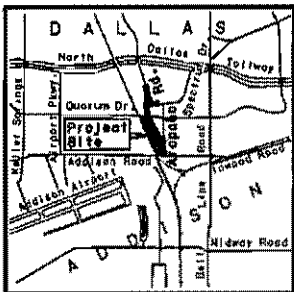
BASIS OF BEARINGS: The centerline bearing of existing Arapaho Road as per paving Improvement plans on file.

HUITT - ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600
DALLAS, TEXAS/214-871-3311

ARAPAHO ROAD
RIGHT-OF-WAY EXHIBIT
TOWN OF ADDISON, TEXAS

For: Town of Addison Public Works
16801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 1
OWNER: ABP INVESTMENT • III, INC.
AREA: 0.771 ACRE DATE: MAR. 13, 1995



INDEX		
SHEET NO.	EXHIBIT DESCRIPTION	EXHIBIT DRAWING
2	TRANSIT CENTER/MCM COMPANY	C
3	TRANSIT CENTER/ABP INVESTMENT * III, LTD.	D
-	ARAPAHO ROAD/MCM COMPANY	E
-	ARAPAHO ROAD/ABP INVESTMENT * III, LTD.	F
4	TRANSIT CENTER/GEORGE P. KONDOS & DANIEL P. KONDOS	I

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY OCCR AND OTHER PUBLIC RECORDS

LEGEND		PROPERTY DATA	
	FEE/PERMANENT EASEMENT	PROPERTY OWNER(S) OF RECORD	_____
	CONSTRUCTION EASEMENT	STREET ADDRESS	_____
	REMAINDER	SURVEY <u>G.V. FISHER A-482</u> DEED VOLUME _____ PAGE _____ MAPSCO REF. <u>DALLAS 14-C</u>	
N00°00'00"W-000.00' BEARING AND DISTANCE		SUBDIVISION	_____ BLK. NO. <u>NONE</u> LOT NO. <u>NONE</u>
IRS IRON ROD SET			
<p>I, Eric J. Yahoudy, a Texas Registered Professional Land Surveyor, do hereby declare that this plot was prepared from a survey made on the ground under my supervision on December 19, 1995. This plot was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All corners are as shown hereon.</p> <p><i>Eric J. Yahoudy</i> Eric J. Yahoudy Registered Professional Land Surveyor Texas No. 4862 12/26/95</p>		COMPUTED <u>DLE CKD EJY</u>	AREA SUMMARY AREA _____ SQ. FT. WHOLE PROPERTY _____ PARCEL AREAS _____ FEE _____ PERMANENT EASEMENT _____ CONSTRUCTION EASEMENT _____ REMAINDER (INCL. EASEMENTS) _____
		DRAWN <u>DLE CKD</u> SUPERVISOR <u>E YAHOUY</u> DATE <u>20 DECEMBER 95</u>	
HUIT-ZOLIARS 2151 HOLMES AVENUE SUITE 900 DALLAS, TEXAS 75244-2111		DART PROJECT 	
		DALLAS AREA RAPID TRANSIT ADDISON TRANSIT CENTER EXHIBIT INDEX MAP	
		SHEET 1 OF 4 DWG. NO. _____ REV _____	

Exhibit H

SCHEDULE OF LEGAL FEES

<i>INDIVIDUAL</i>	<i>TITLE</i>	<i>HOURLY RATE</i>
Paul D. Jones	Chief Counsel, Real Estate/ Environmental Law Division	\$75.00
David Schulze	Assistant General Counsel	\$50.00
Frances Wilson	ParaLegal	\$25.00

EXHIBIT "I"
TRANSIT CENTER/GEORGE P. KONDOS & DANIEL P. KONDOS TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being all that tract of land described in instrument to George P. Kondos and Daniel P. Kondos as recorded in Volume 91223, Page 1730 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch rod found at the southeast corner of the ABP Investment #III, Ltd. (ABP) tract as recorded in Volume 82108 Page 2694 of the Deed Records of Dallas County, Texas, same being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 89 degrees 35 minutes 00 seconds West along the said southerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a "X" cut set in concrete for the most southwesterly corner of said ABP tract;

THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and northeasterly right-of-way line of Arapaho Road a distance of 21.18 feet to a "X" cut set in concrete on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way) as described in the deed to the City of Addison recorded in Volume 334 Page 0106 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 112.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of said ABP tract and southeasterly line of said Kondos tract;

THENCE South 66 degrees 25 minutes 50 seconds West along the southeasterly line of said Kondos tract a distance of 32.66 feet to a PK nail set in Asphalt pavement at the POINT OF BEGINNING, said point being the southwest corner of said Kondos tract;

THENCE North 00 degrees 17 minutes 50 seconds East along the west line of said Kondos tract a distance of 38.25 feet to a PK nail set in asphalt pavement and being 50 feet at right angles from the centerline of "C" Branch of the St. Louis Southwestern Railway Company (100 foot right-of-way), said point being on the south line of a tract conveyed by St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Property Acquisition Corporation as recorded in Volume 91008, Page 1390 of the Deed Records of Dallas County, Texas;

THENCE North 66 degrees 25 minutes 50 seconds East parallel with and 50 feet from the center line of said "C" Branch and with the south line of said Dallas Area Rapid Transit tract a distance of 538.80 feet to a 1/2 inch iron rod found for the northeast corner of said Kondos tract;

THENCE South 00 degrees 03 minutes 45 seconds East along the easterly line of the Kondos tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner;

THENCE South 44 degrees 25 minutes 50 seconds West along the south line of said Kondos tract, passing a 1/2 inch iron rod found with "Huitt-Zollars" cap at a distance of 13.77 feet for the most westerly northwest corner of that certain tract of land described in deed from ABP Investment #III, Ltd. to MCM Company as recorded in Volume 84133, Page 0532, Deed Records, Dallas County, Texas and continuing for a total distance of 80.00 feet to a 5/8 inch iron rod found;

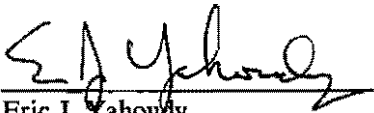
THENCE South 60 degrees 25 minutes 50 seconds West continuing along the south line of said Kondos tract a distance of 80.00 feet to a "x" cut set in concrete;

THENCE North 84 degrees 55 minutes 10 seconds West continuing along the south line of said Kondos tract a distance of 80.00 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap;

THENCE South 66 degrees 25 minutes 50 seconds West continuing along the south line of said Kondos tract a distance of 315.11 feet to the POINT OF BEGINNING;

CONTAINING 24,029 square feet of land, more or less, of which 1142 square feet lies within the roadway of Addison Road.

For Huitt-Zollars Inc.

 12/26/95

Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt Zollars Inc.
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311

EXHIBIT "I"
TRANSIT CENTER/GEORGE P. KONDOS & DANIEL P. KONDOS TRACT
TOWN OF ADDISON, COUNTY OF DALLAS, TEXAS
G.W. FISHER SURVEY, ABSTRACT NO. 482

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THENCE North 00 degrees 17 minutes 50 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 112.35 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap at the northwest corner of said ABP tract and southeasterly line of said Kondos tract;

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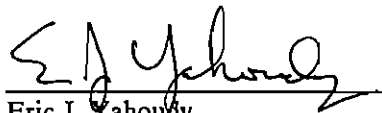
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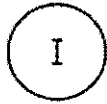
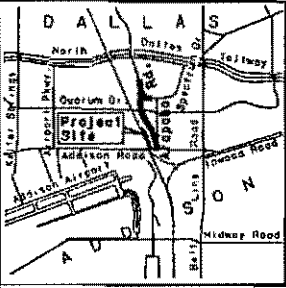
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CONTAINING 24,029 square feet of land, more or less, of which 1142 square feet lies within the roadway of Addison Road.

For Huitt-Zollars Inc.

 12/26/95

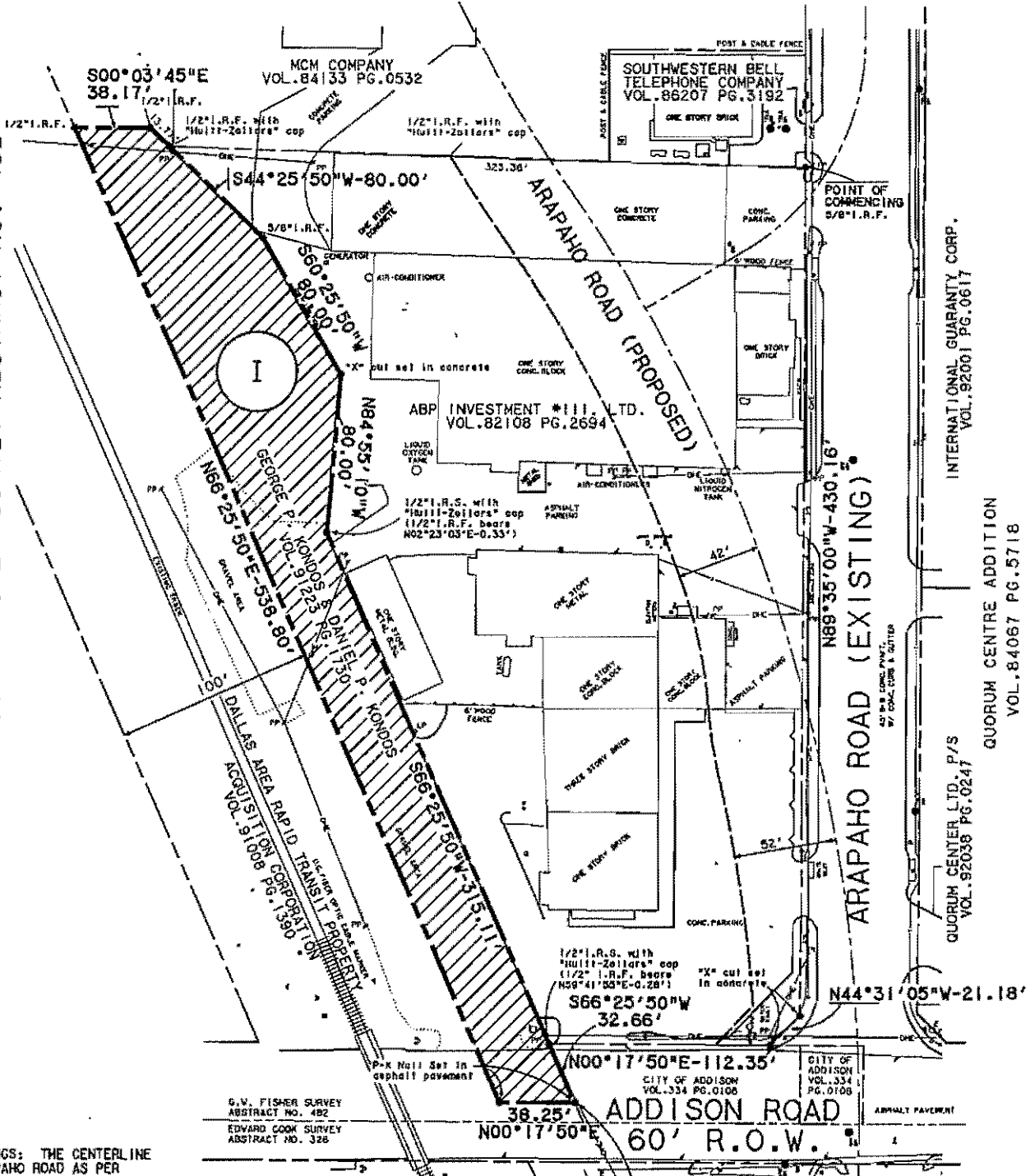
Eric J. Yahoudy
Registered Professional Land Surveyor
Texas Registration No. 4862
Huitt Zollars Inc.
3131 Mckinney Avenue
Suite 600
Dallas, Texas 75204
(214) 871-3311



GEORGE P. KONDOS &
DANIEL P. KONDOS



G.W. FISHER SURVEY ABSTRACT NO. 482



BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DDDR AND OTHER PUBLIC RECORDS

LEGEND		PROPERTY DATA													
	FEE/PERMANENT EASEMENT	PROPERTY OWNER(S) OF RECORD	GEORGE P. KONDOS & DANIEL P. KONDOS												
	CONSTRUCTION EASEMENT	STREET ADDRESS	ADDISON ROAD												
	REMAINDER	SURVEY	G.W. FISHER A-482 DEED VOLUME 91223 PAGE 1730 MAPSCO REF DALLAS 14-C												
N00°00'00"W-000.00' BEARING AND DISTANCE		SUBDIVISION	BLK. NO. NONE LOT NO. NONE												
IRS IRON ROD SET		COMPUTED	DLE CKO EJV												
<p>I, Eric J. Yehoudy, a Texas Registered Professional Land Surveyor, do hereby declare that this plat was prepared from a survey made on the ground under my supervision on December 19, 1995. This plat was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All corners are as shown hereon.</p> <p><i>Eric J. Yehoudy</i> Eric J. Yehoudy Registered Professional Land Surveyor Texas No. 4882 12126195</p>		DRAWN	DLE CKO												
		SUPERVISOR	E YEHOUY												
		DATE	20 DECEMBER 95												
		<p>AREA SUMMARY</p> <table border="1"> <tr> <th>AREA</th> <th>SQ. FT.</th> </tr> <tr> <td>WHOLE PROPERTY</td> <td>24.029</td> </tr> <tr> <td>PARCEL AREAS</td> <td>24.029</td> </tr> <tr> <td>FEE</td> <td>24.029</td> </tr> <tr> <td>PERMANENT EASEMENT</td> <td></td> </tr> <tr> <td>CONSTRUCTION EASEMENT</td> <td></td> </tr> <tr> <td>REMAINDER (INCL. EASEMENTS)</td> <td>0</td> </tr> </table>		AREA	SQ. FT.	WHOLE PROPERTY	24.029	PARCEL AREAS	24.029	FEE	24.029	PERMANENT EASEMENT		CONSTRUCTION EASEMENT	
AREA	SQ. FT.														
WHOLE PROPERTY	24.029														
PARCEL AREAS	24.029														
FEE	24.029														
PERMANENT EASEMENT															
CONSTRUCTION EASEMENT															
REMAINDER (INCL. EASEMENTS)	0														

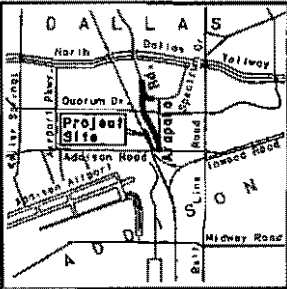
HUITT-ZOLLARS
3181 MCILHINEY AVENUE/SUITE 800
DALLAS, TEXAS 75216-9711

DART PROJECT

DALLAS AREA RAPID TRANSIT

EXHIBIT "I"

SHEET 4 OF 4 DWG. NO. REV

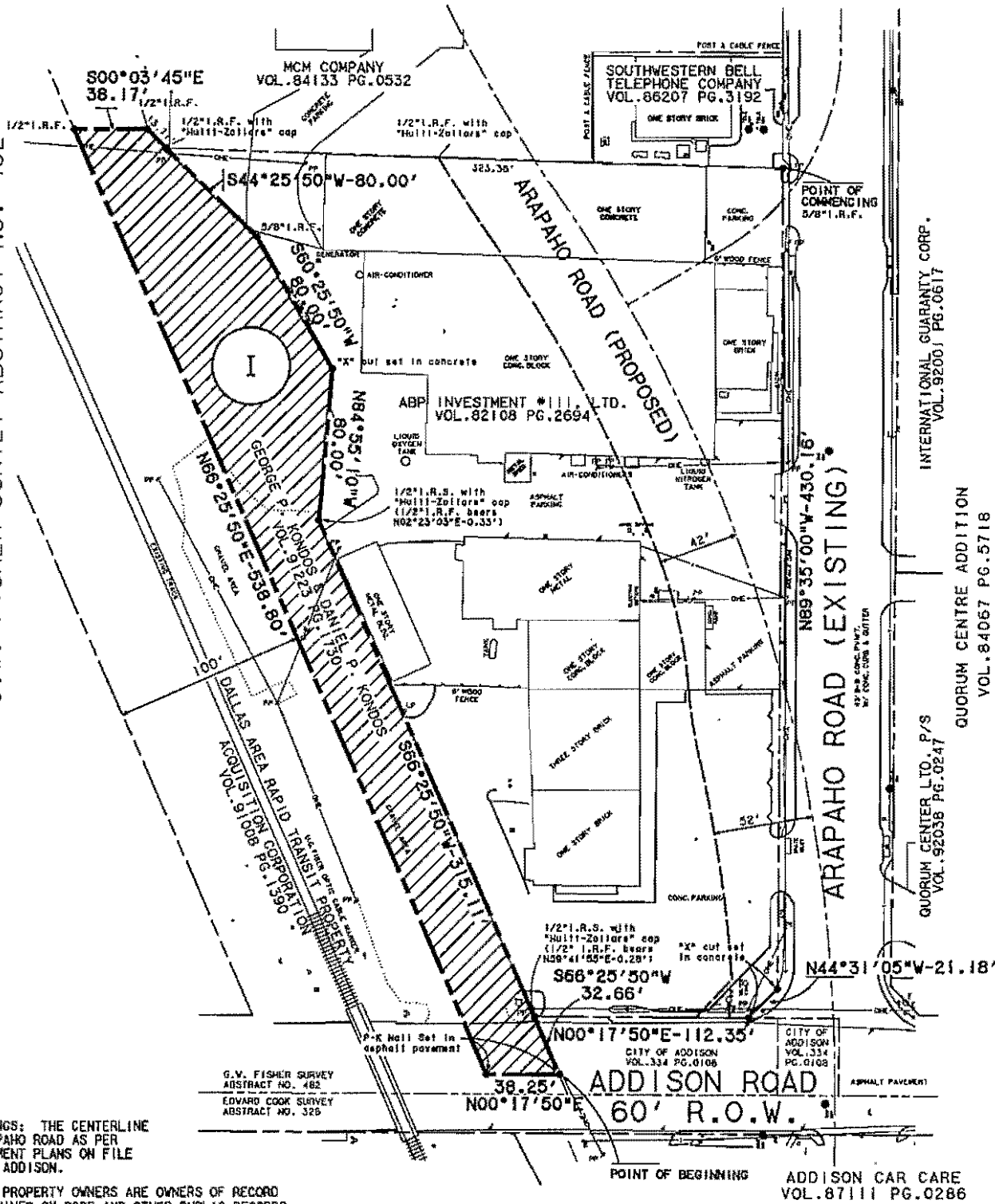


I

GEORGE P. KONDOS &
DANIEL P. KONDOS



G.W. FISHER SURVEY ABSTRACT NO. 482

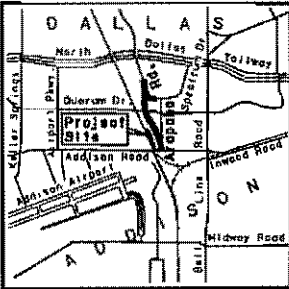


BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DCDR AND OTHER PUBLIC RECORDS

LEGEND		PROPERTY DATA	
	FEE/PERMANENT EASEMENT	PROPERTY OWNER(S) OF RECORD	GEORGE P. KONDOS & DANIEL P. KONDOS
	CONSTRUCTION EASEMENT	STREET ADDRESS	ADDISON ROAD
	REMAINDER	SURVEY	G.W. FISHER A-482 DEED VOLUME 91223 PAGE 1730 MAPSCO REF. DALLAS 14-C
N00°00'00"W-000.00' BEARING AND DISTANCE		SUBDIVISION	BLK. NO. NONE LOT NO. NONE
IRS IRON ROD SET		AREA SUMMARY	
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		DRAWN	DLE CKD
Eric J. Yahoudy Registered Professional Land Surveyor Texas No. 4862		SUPERVISOR	E YAHOU DY
12/26/95		DATE	20 DECEMBER 95
0 20 40 60 80 SCALE IN FEET		WHOLE PROPERTY	24.029
		PARCEL AREAS	24.029
		FEE	24.029 PERMANENT EASEMENT
		CONSTRUCTION EASEMENT	
		REMAINDER (INCL. EASEMENTS)	0

 HUNT-ZOLLARS <small>5151 ROCKWELL AVENUE/SUITE 600 DALLAS, TEXAS 75246-2111</small>	 DART PROJECT	DALLAS AREA RAPID TRANSIT	
		EXHIBIT "I"	
SHEET 4 OF 4		DWG. NO.	REV

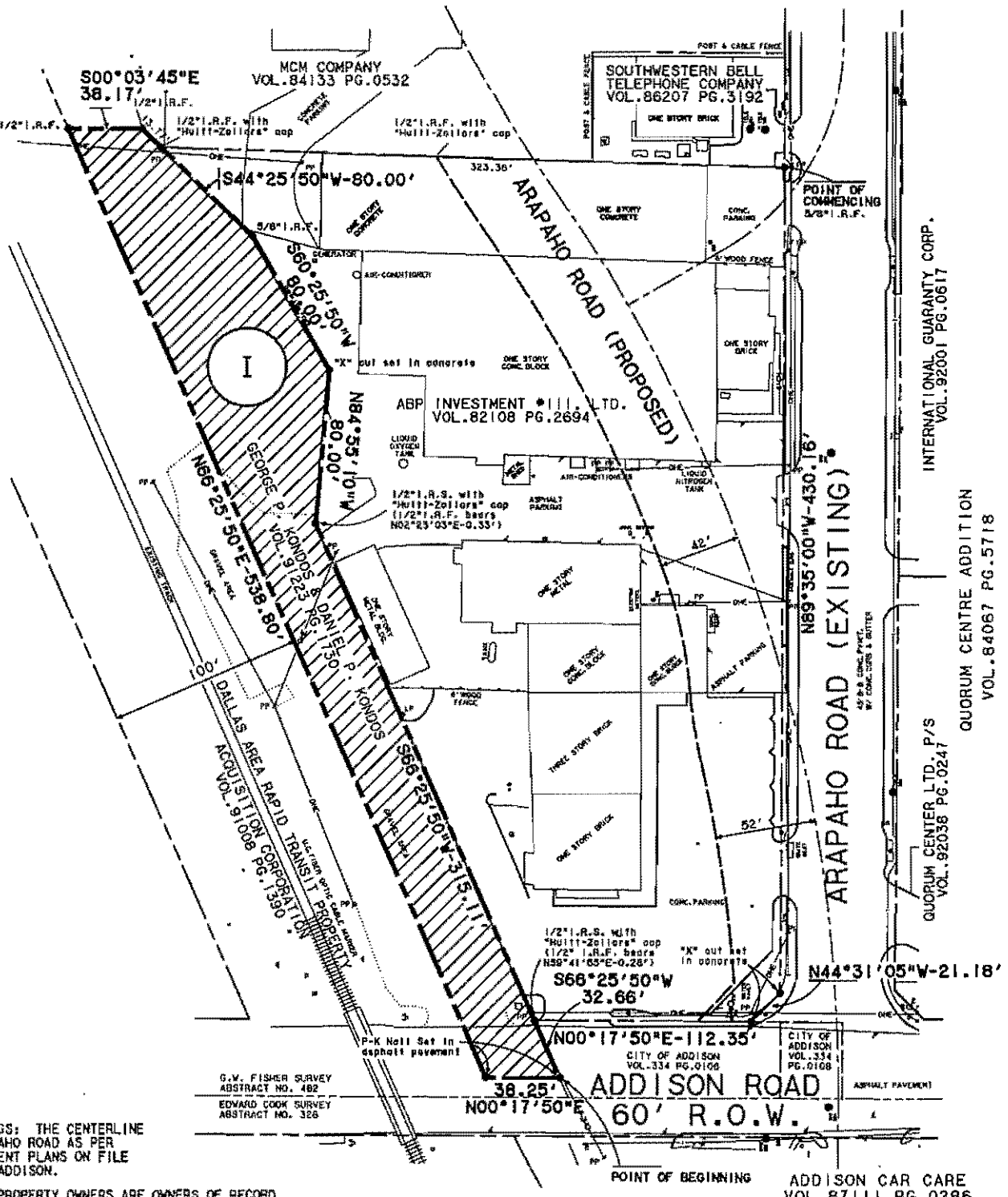


I

GEORGE P. KONDOS &
DANIEL P. KONDOS



G.W. FISHER SURVEY ABSTRACT NO. 482



BASIS OF BEARINGS: THE CENTERLINE BEARING OF ARAPAHO ROAD AS PER PAVING IMPROVEMENT PLANS ON FILE AT THE TOWN OF ADDISON.

NOTE: ADJACENT PROPERTY OWNERS ARE OWNERS OF RECORD AS DETERMINED BY DCDR AND OTHER PUBLIC RECORDS

LEGEND	
	FEE/PERMANENT EASEMENT
	CONSTRUCTION EASEMENT
	REMAINDER
N00°00'00"W-000.00' BEARING AND DISTANCE	
IRS	IRON ROD SET

PROPERTY DATA	
PROPERTY OWNER(S) OF RECORD	GEORGE P. KONDOS & DANIEL P. KONDOS
STREET ADDRESS	ADDISON ROAD
SURVEY	G.W. FISHER A-482 DEED VOLUME 91223 PAGE 1730 NAPS CO REF DALLAS LA-C
SUBDIVISION	BLK. NO. NONE LOT NO. NONE

I, Eric J. Yehoudy, a Texas Registered Professional Land Surveyor, do hereby declare that this plot was prepared from a survey made on the ground under my supervision on December 19, 1995. This plot was prepared without benefit of title opinion and may not reflect all matters of record or standing which may affect this property. All corners are as shown hereon.

Eric J. Yehoudy
Eric J. Yehoudy
Registered Professional Land Surveyor
Texas No. 4862
12/26/95

COMPUTED	DLE	CKD	EJY
DRAWN	DLE	CKD	
SUPERVISOR	E Yehoudy		
DATE	20 DECEMBER 95		

0 20 40 60 80
SCALE IN FEET

AREA SUMMARY	
AREA	SQ. FT.
WHOLE PROPERTY	24.029
PARCEL AREAS	24.029
FEE	24.029 PERMANENT EASEMENT
CONSTRUCTION EASEMENT	
REMAINDER (INCL. EASEMENTS)	0

HUITT-ZOLLARS
8131 ROCKWELL AVENUE/WHITE OAK
DALLAS, TEXAS 75241-8711-3111

DART PROJECT

DALLAS AREA RAPID TRANSIT

EXHIBIT "I"

SHEET 4 OF 4 DVG. NO. REV



Dallas Area Rapid Transit
 P.O. Box 660163
 Dallas, Texas 75266-0163
 214/749-3278

December 18, 1995

John Baumgartner
 Director of Public Works
 PO Box 144
 Addison, Texas 75001

Dear Mr. Baumgartner,

In accordance with paragraph 5 of the Interlocal Agreement of Purchase and Sale of Real Property between the City of Addison and DART. Based on the city's appraisals of each of the properties, DART for itself and the city shall initiate negotiations for the purchase of the properties by offering fair market value in the approved offer amount to each property in said amounts.

Parcel 1. Property Description:

The Moses and Cline Property: 3.877 acres more or less of land out of the G.W. Fisher Survey, Abstract No. 482 in Dallas County, Texas

Fair Market Value Offer \$1,100,000

Cost to DART: \$715,000.00
 Cost to Addison: \$385,000.00

Parcel 2. Property Description:


The Pinnell Property: 2.2232 acres of land out of the G.W. Fisher Survey, Abstract No. 482 in Dallas County, Texas.

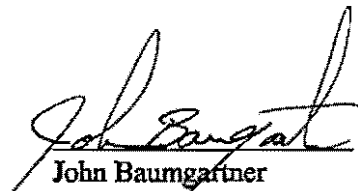
Fair Market Value Offer \$1,615,000.00 - as is condition

Cost to DART: \$1,082,250.00 Clean
 Cost to Addison: \$ 582,750.00

 Cost to DART: \$1,049,750.00 As is
 Cost to Addison: \$ 565,250.00

Concurrence

 12-19-95
 Herman Wardlaw Date
 DART Acting Manager
 of Real Estate

 12-20-95
 John Baumgartner Date
 Director Public Works
 City of Addison

HUITT-ZOLLARS

Engineering / Architecture

Dallas • Fort Worth • Houston • El Paso • Phoenix • Orange County

FACSIMILE TRANSMITTAL

Date: 12-14-95

Fax No.: 931-6643

H-Z Proj. No. 01-1772-05

No. of Pages: 3
(Including Cover Sheet)

TO: David Nighowager

Town of Addison

URGENT For Your Review Please Call Upon Receipt Orig. To Follow By Mail

Proposal Letter - Please review and call
me. The original and work authorization
will be mailed for signatures after your approval.

FROM: Ken Roberts

SENT BY: _____ TIME: _____ DATE: _____

If you had any problems receiving the Facsimile Transmittal, please contact Ms. Janet Willis or the individual listed above at (214) 871-3311. Thank you.

3131 McKinney Avenue • Suite 600 • Dallas, Texas 75204 • (214) 871-3311 • FAX (214) 871-0757

Huitt-Zollars, Inc. / Engineering / Architecture / 3131 McKinney Avenue / Suite 600 / LB 105 / Dallas, Texas 75204-2116 / 214-871-3311 / FAX 214-871-0757

December 14, 1995

Mr. David Nighswonger, P.E.
Town of Addison
Department of Public Works
P.O. Box 144
Addison, Texas 75001

Re: Arapaho Road/DART Transit Station
H.Z.I. Project No. 01-1772-05

Dear David:

Huitt-Zollars Inc. is pleased to provide this proposal for Professional Surveying services. The scope of services under this agreement will be to provide three boundary surveys and associated legal descriptions for the properties bounded by the DART rail line on the north, Quorum Drive on the east, the proposed Arapaho Road realignment on the south, and Addison Road on the west as described below:

1. Tract 1: 2.511 acre Moses and Cline property between the proposed Arapaho Road and DART rail line - Boundary survey including legal description.
2. Tract 2: ABP Investment #111 LTD. property Vol. 82109, PG.2694, the portion of the property between the proposed Arapaho Road and Tract 3 - Boundary survey including legal description.
3. Tract 3: George P. Kondos & Daniel P. Kondos property Vol. 91223, PG.1730, between Tract 2 and DART rail line - Boundary survey including legal description.
4. Legal description describing the proposed Arapaho Road right-of-way take on the Moses & Cline property.
5. A combined legal description describing the proposed Arapaho Road right-of-way take on the Moses & Cline property and Tract 1.
6. Legal description describing the proposed Arapaho Road right-of-way take on the ABP Investment #111 LTD. property.
7. A combined legal description describing the proposed Arapaho Road right-of-way take on the ABP Investment #111 LTD. property and Tract 2.
8. A composite drawing (8 1/2" x 14") showing the relationship of the three tracts. Composite drawing will not include legal descriptions.

Mr. David Nighswonger, P.E.
December 14, 1995
Page 2 of 2

The boundary surveys will be completed in accordance with Dallas Area Rapid Transit Standards with the exception that the surveys will not be tied into DART control monuments. Deliverables for the boundary surveys will include a 24" x 36" drawing and a 17" x 28" drawing for each of the three tracts of land. Legal descriptions will be prepared on 8 1/2" x 11" bond paper. Due to current schedules in our surveying department, Items 1 - 8 listed above will be completed on or before December 27, 1995. Huitt-Zollars proposes to provide these Professional Surveying services for a lump sum fee of \$5,700.00.

It is also our understanding that to meet the standards established by DART for boundary surveys the point of beginning on each survey should be shown with a DART grid coordinate value or a coordinate value based on N.A.D. 27 datum. Due to the lack of control monuments in the area to be surveyed this task would require a traverse of approximately 12-15 miles. The additional cost to meet this requirement for the three surveys would be a lump sum of \$4000.00 and add an additional two weeks to the completion time.

Upon receipt of the signed work authorization we will proceed with the work. We appreciate this opportunity to be of service to the Town of Addison. Please feel free to call if you have any questions.

Sincerely,

HUITT-ZOLLARS, INC.


Kenneth A. Roberts, P.E.

Attachment: Work Authorization



Dallas Area Rapid Transit
P.O. Box 660163
Dallas, Texas 75266-0163
214/749-3278

Office of the General Counsel
Roland Castañeda
General Counsel

Assistant General Counsel
Jerelyn Arbuckle
Sallie A. Crosby
Jim Gibson
Johanna Greiner
Paul D. Jones
Glenn E. Larson
Charles D. Miller
Don O'Bannon
Donald L. Powers, Jr.
David C. Schulze
Hyattye O. Simmons
Dora V. Torseth

December 7, 1995

Hand Delivered

Mr. Kenneth C. Dippel
Cowles & Thompson
4000 NCNB Plaza
901 Main Street
Dallas, Texas 75202

Re: Addison Transit Center

Dear Ken:

With this letter please find two original copies of the Interlocal Agreement of Purchase and Sale of Real Property approved by the DART Board of Directors and the Addison City Council. I have attached only Exhibits C, D and H; the remaining information was not in our files. I assume that you will be able to attach the remaining exhibits. For reference I have enclosed a listing of all the exhibits, noting which have been attached.

After the agreement has been executed by Addison, please return both originals to me for execution by DART. I will forward one fully executed original to you.

DART plans to correspond with Addison seeking concurrence with the initial offer to be made for each property. I assume that such correspondence should be addressed to John Baumgartner with a copy to you. Please instruct otherwise if this is not correct. Please call me at 749-3176 if I can be of further assistance.

Yours very truly,

David C. Schulze
Assistant General Counsel

Enclosures

COPY

11-28-95

RESOLUTION NO. R95-105

A RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS AUTHORIZING THE ACQUISITION OF CERTAIN LANDS FOR THE DEVELOPMENT, CONSTRUCTION AND OPERATION OF A TRANSIT CENTER SITE.

WHEREAS, Chapter 452 of the Texas Transportation Code, Formerly Article 1118y grants to DART the right of eminent domain to acquire any interest in real property, including a fee simple interest and the use of air or subsurface space; and

WHEREAS, Chapter 452 of the Texas Transportation Code further provides that such right of eminent domain may not be exercised within a municipality without the approval of each proposed acquisition by the governing body of such municipality; and

WHEREAS, on September 12, 1995, the Board of Directors of DART adopted Resolution No. 950222, Resolution No. 950223, and Resolution No. 950224, each resolution declaring the public necessity for the acquisition by DART of certain real property described in the DART resolutions, and that such acquisition is necessary and proper for the development, construction, improvement and operation of DART's Addison Transit Center and for any other use authorized by Chapter 452 of the Texas Transportation Code, and is in the public interest.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON:

THAT, the Town of Addison hereby acknowledges and approves DART Resolution No. 950222, Resolution No. 950223, and Resolution No. 950224, adopted by the Dallas Area Rapid Transit Board of Directors on September 12, 1995.

THAT, the Town of Addison hereby approves the proposed acquisition, including the exercise of the right of eminent domain, if such becomes necessary, by DART in the Town of Addison lands in fee simple and interests less than fee simple, as identified in DART Resolution No. 950222, Resolution No. 950223, and Resolution No. 950224, for the development, construction, improvement and operation of the Addison Transit center, as more particularly described in said resolution and in said field notes describing Parcels 1, 2, and 3, marked Exhibit A, attached hereto and made a part hereof.

THAT, this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the Town of Addison, and it is accordingly so ordered.


DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 28th day of November, 1995.


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY



Dallas Area Rapid Transit

950222

RESOLUTION

of the

RESOLUTION

DALLAS AREA RAPID TRANSIT
(Executive Committee)

To Declare Public Necessity for the Acquisition of Parcel 1 Required for the Addison Transit Center, to Establish Just Compensation, Authorize Negotiations, and Authorize Eminent Domain, if necessary

WHEREAS, Dallas Area Rapid Transit has the authority to acquire real property necessary, convenient or useful for the full exercise of its powers; and

WHEREAS, certain real property, identified as Parcel 1, and described in the attached Exhibit A, is needed for the development, construction, improvement and operation of the Addison Transit Center; and

WHEREAS, the President/Executive Director or his designee has prepared a recommendation of just compensation for Parcel 1; and

WHEREAS, after careful review of the parcel and the recommendation of the President/Executive Director or his designee, the Board desires to proceed with the acquisition of Parcel 1; and

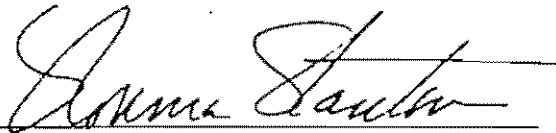
WHEREAS, the funding for this real estate acquisition is within current Budget, Financial Plan, and Federal Transit Administration (FTA) grant allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that:

Section 1: There is a public necessity for the acquisition of Fee Simple title to Parcel 1, described in Exhibit A, attached to this resolution and incorporated by reference, for the development, construction, improvement and operation of the Addison Transit Center and for other uses authorized by Chapter 452 of the Texas Transportation Code (formerly Article 1118y of the Texas Revised Civil Statutes).

Section 2: Just Compensation to the owner(s) for the acquisition of Parcel 1 shall be the amount recommended by the President Executive Director or his designee, subject to Federal Transit Administration (FTA) approval, if required.

- Section 3: The President/Executive Director or his designee is hereby authorized and directed to extend an offer to purchase Parcel 1 from the owner(s) for the amount approved as Just Compensation.
- Section 4: In the event the owner(s) accept the offer of Just Compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments, to pay all required relocation expenses, title insurance policy expenses, permitted closing costs and other costs as required by law to close the purchase of Parcel 1.
- Section 5: If the President/Executive Director or his designee is unable to negotiate the purchase of Parcel 1 for Just Compensation, he shall notify the General Counsel. Upon receipt of such notification, the General Counsel is authorized and directed to initiate and prosecute to completion an eminent domain proceeding for the acquisition of Parcel 1 and to take possession of the parcel by depositing the amount awarded by the special commissioners into the registry of the court, subject to Federal Transit Administration (FTA) approval as required.
- Section 6: DART shall not exercise its power of eminent domain for the acquisition of Parcel 1 without the approval of such acquisition by the City Council of the City of Addison.
- Section 7: DART's exercise of its power of eminent domain to acquire Parcel 1 will not unduly impair the existing neighborhood character of property surrounding or adjacent to the property to be condemned, will not unduly interfere with interstate commerce, and will not authorize the authority to run an authority vehicle on railroad tracks which are used to transport property.


Norma Stanton
Secretary


Kathy Ingle
Chairman


950228

APPROVED AS TO FORM:



DART Counsel

ATTEST:



Roger Snoble
President/Executive Director

September 12, 1995
Date

950222

WILOREO

JULIAN

QUORUM DR.

CLARA

ADDISON ROAD

BROADWAY

DART R.O.W.

Former Transit Center Site

Proposed Transit Center Site

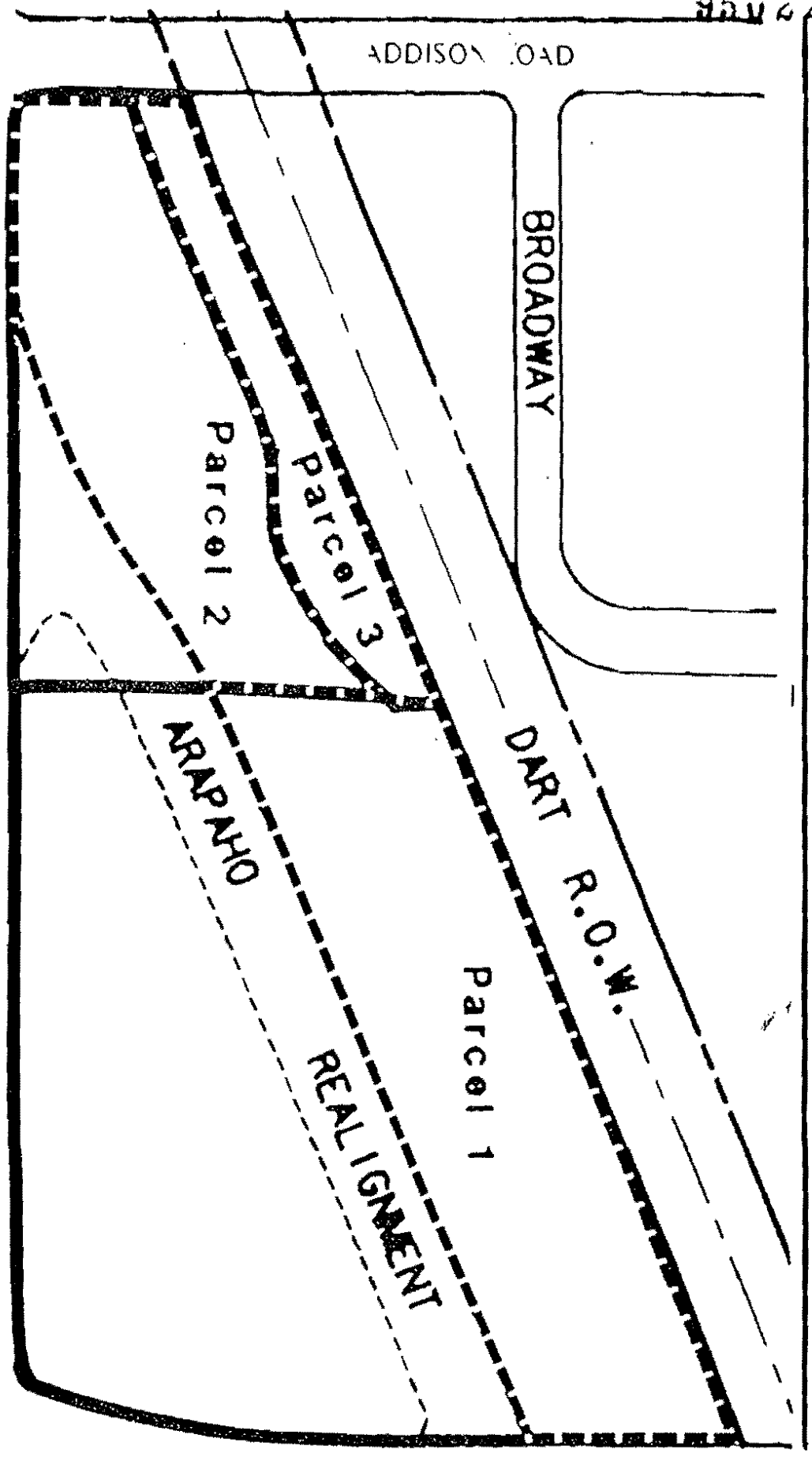
REALIGNMENT

ARAPAHO

ARAPAHO ROAD



DART
Addison Transit Center
Proposed Site



ADDISON ROAD

BROADWAY

Parcel 2

Parcel 3

DART R.O.W.

Parcel 1

ARAPAHO

REALIGNMENT

ARAPAHO ROAD

QUORUM DRIVE

PARCEL 1 109,379 SF

PARCEL 2 60,984 SF

PARCEL 3 22,904 SF

Parcel 1
LAND DESCRIPTION

950222

BEING 2.511 acres of land situated in the G.W. Fisher Survey, Abstract No. 452, Town of Addison, Dallas County, Texas and being portions of tracts of land described in instruments to MCM Company as recorded in Volume 78212, Page 3704, Volume 82179, Page 1556, Volume 82179, Page 1559, and Volume 84133, Page 0532 of the Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of the tract of land described in said instrument recorded in Volume 84133, Page 0532 of the Deed Records of Dallas County, Texas, said point also being the southwest corner of a tract of land described in instrument to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, said point also being on the north right-of-way line of Arapaho Road;

THENCE North 01 degree 47 minutes 22 seconds East along the westerly line of said Southwestern Bell Telephone Company tract and a easterly face of an existing building wall for a distance of 180.77 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, in the westerly line of said MCM Company tract, said point being the POINT OF BEGINNING of this tract;

THENCE continuing North 01 degree 47 minutes 22 seconds East along said easterly face of a building wall and westerly line of said MCM Company tract a distance of 142.59 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for most westerly northwest corner of said MCM Company tract;

THENCE North 44 degrees 25 minutes 50 seconds East along a northwesterly line of said MCM Company tract a distance of 13.77 feet to a 1/2 inch iron rod found for a corner;

THENCE North 00 degrees 03 minutes 45 seconds West along a westerly line of said MCM Company tract a distance of 38.17 feet to a 1/2 inch iron rod found for a corner on the southeasterly right-of-way line of the Dallas Area Rapid Transit Property Acquisition (DART) tract as recorded in Volume 91006, Page 1390 of the Deed Records of Dallas County, Texas, said point being the northwest corner of said MCM Company tract;

THENCE North 66 degrees 25 minutes 50 seconds East along the southeasterly right-of-way line of said DART tract and northwesterly line of MCM Company tract a distance of 665.58 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner on the west right-of-way line of Quorum Drive (80 foot wide right-of-way) as established by instrument to the Town of Addison, Texas as recorded in Volume 82149, Page 0240 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 11 minutes 10 seconds East along the west right-of-way line of Quorum Drive a distance of 167.33 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner;

THENCE South 36 degrees 13 minutes 52 seconds West a distance of 24.14 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for a corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 5 degrees 50 minutes 19 seconds, a radius of 942.00 feet, and being subtended by a 95.95 foot chord bearing South 69 degrees 16 minutes 23 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 95.99 feet to a 1/2 inch iron rod set with "Huitt-Zollars" cap for the point of tangency of said curve;

THENCE South 66 degrees 21 minutes 13 seconds West a distance of 459.84 feet to the point of curvature of a curve to the left, having a central angle of 7 degrees 26 minutes 44 seconds, a radius of 862.00 feet, and being subtended by a 111.94 foot chord bearing South 62 degrees 37 minutes 51 seconds West;

THENCE Southwesterly along said curve to the left an arc distance of 112.02 feet to the POINT OF BEGINNING, and CONTAINING 2.511 acres of land, more or less.



Dallas Area Rapid Transit

950223

RESOLUTION

of the

RESOLUTION

DALLAS AREA RAPID TRANSIT
(Executive Committee)

To Declare Public Necessity for the Acquisition of Parcel 2 Required for the Addison Transit Center, Establish Just Compensation, Authorize Negotiations and Authorize Eminent Domain Proceedings, if necessary

WHEREAS, Dallas Area Rapid Transit has the authority to acquire real property necessary, convenient or useful for the full exercise of its powers; and

WHEREAS, certain real property, identified as Parcel 2, and described in the attached Exhibit A, is needed for the development, construction, improvement and operation of the Addison Transit Center; and

WHEREAS, the President/Executive Director or his designee has prepared a recommendation of just compensation for Parcel 2; and

WHEREAS, after careful review of the parcel and the recommendation of the President/Executive Director or his designee, the Board desires to proceed with the acquisition of Parcel 2; and

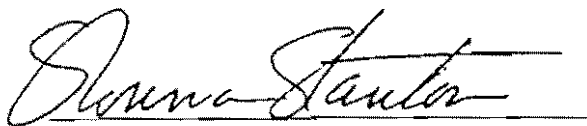
WHEREAS, the funding for this real estate acquisition is within current Budget, Financial Plan, and Federal Transit Administration (FTA) grant allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that:

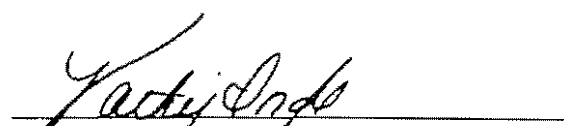
Section 1: There is a public necessity for the acquisition of Fee Simple title to Parcel 2, described in Exhibit A, attached to this resolution and incorporated by reference, for the development, construction, improvement and operation of the Addison Transit Center and for other uses authorized by Chapter 452 of the Texas Transportation Code (formerly Article 1118y of the Texas Revised Civil Statutes).

Section 2: Just Compensation to the owner(s) for the acquisition of Parcel 2 shall be the amount recommended by the President/Executive Director or his designee, subject to Federal Transit Administration (FTA) approval, if required.

- Section 3: The President/Executive Director or his designee is hereby authorized and directed to extend an offer to purchase Parcel 2 from the owner(s) for the amount approved as Just Compensation.
- Section 4: In the event the owner(s) accept the offer of Just Compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments, to pay all required relocation expenses, title insurance policy expenses, permitted closing costs and other costs as required by law to close the purchase of Parcel 2.
- Section 5: If the President/Executive Director or his designee is unable to negotiate the purchase of Parcel 2 for Just Compensation, he shall notify the General Counsel. Upon receipt of such notification, the General Counsel is authorized and directed to initiate and prosecute to completion an eminent domain proceeding for the acquisition of Parcel 2 and to take possession of the parcel by depositing the amount awarded by the special commissioners into the registry of the court, subject to Federal Transit Administration (FTA) approval as required.
- Section 6: DART shall not exercise its power of eminent domain for the acquisition of Parcel 1 without the approval of such acquisition by the City Council of the City of Addison.
- Section 7: DART's exercise of its power of eminent domain to acquire Parcel 2 will not unduly impair the existing neighborhood character of property surrounding or adjacent to the property to be condemned, will not unduly interfere with interstate commerce, and will not authorize the authority to run an authority vehicle on railroad tracks which are used to transport property.



Norma Stanton
Secretary

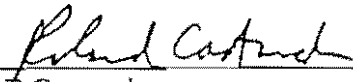


Kathy Ingle
Chairman

950223

APPROVED AS TO FORM:

ATTEST:



DART Counsel



Roger Snoble
President/Executive Director

September 12, 1995

Date

950223

ADDISON ROAD

BROADWAY

Parcel 2

Parcel 3

DART R.O.W.

Parcel 1

ARAPAHO

REALIGNMENT

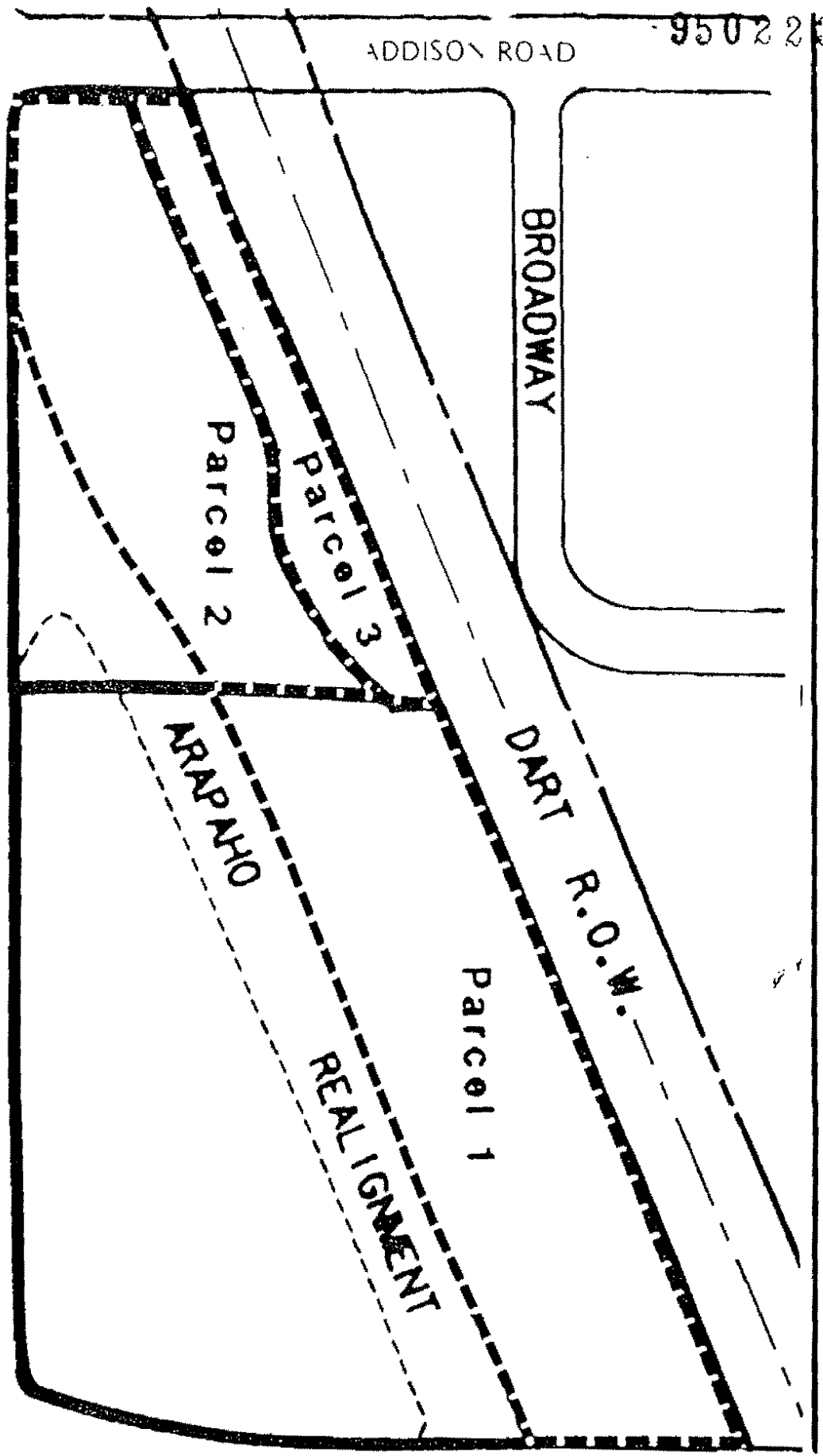
ARAPAHO ROAD

QUORA DRIVE

PARCEL 1 109,379 SF

PARCEL 2 60,984 SF

PARCEL 3 22,904 SF



ADDISON TRANSIT CENTER

Parcel 2

950223

PRELIMINARY LAND DESCRIPTION - ABP INVESTMENTS
AUGUST 30 1995

BEING a tract of land located in the C. W. Fisher Survey, Abstract No. 472, Town of Addison, Dallas County, Texas and being a portion of a tract of land described as interest to ABP Investments VII, Ltd. as recorded in Volume E2104, Page 2694 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

- (1) BEGINNING at a POINT OF REFERENCE at the southeast corner of said ABP Investment VII, Ltd. (ABP) tract, same being the southwest corner of a tract of land described as interest to Southwestern Bell Telephone Company as recorded in Volume 86207, Page 3192 of the Deed Records, Dallas County, Texas, and point also being on the north right-of-way line of Arapaho Road.
- (2) THENCE North 89 degrees 35 minutes 00 seconds West along the said northerly line of said ABP tract and northerly right-of-way line of Arapaho Road a distance of 430.16 feet to a point for the most southwesterly corner of said ABP tract.
- (3) THENCE North 44 degrees 31 minutes 05 seconds West along the southwesterly line of said ABP tract and southwesterly right-of-way line of Arapaho Road a distance of 21.18 feet to a point for a corner on the westerly line of said ABP tract and east right-of-way line of Addison Road (60 foot wide right-of-way).
- (4) THENCE North 60 degrees 17 minutes 30 seconds East along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 27.66 feet to the POINT OF BEGINNING;
- (5) THENCE North 00 degrees 17 minutes 30 seconds East continuing along the westerly line of said ABP tract and easterly right of way line of Addison Road a distance of 84.69 feet to a point for a corner on the southerly line of a tract of land conveyed to George P. Kooches & Daniel P. Kooches as recorded in Volume 91223, Page 1730 of the Deed Records, Dallas County, Texas.
- (6) THENCE North 66 degrees 25 minutes 00 seconds East departing the said easterly right of way line of Addison Road along the common line between the said ABP tract and the said Kooches & Kooches tract a distance of 282.45 feet to a point for a corner.
- (7) THENCE South 84 degrees 56 minutes 00 seconds East continuing along the said common line between the ABP tract and the Kooches & Kooches tract a distance of 80.00 feet to a point for a corner.
- (8) THENCE North 60 degrees 25 minutes 00 seconds East continuing along the said common line between the ABP tract and the Kooches & Kooches tract a distance of 80.00 feet to a point for a corner.
- (9) THENCE North 44 degrees 25 minutes 00 seconds East continuing along the said common line between the ABP tract and the Kooches & Kooches tract a distance of 64.23 feet to a point for a corner.
- (10) THENCE South 01 degree 47 minutes 22 seconds West departing the said common line between the ABP tract and the Kooches & Kooches tract and along the easterly line of the ABP tract a distance of 142.99 feet to a point for a corner and a point of curvature of a non-tangent curve to the left, having a central angle of 3 degrees 28 minutes 05 seconds, a radius of 862.60 feet, and being subtended by a 32.17 foot chord bearing South 57 degrees 10 minutes 27 seconds West;
- (10) THENCE Southwesterly departing the said easterly line of the ABP tract along said curve to the left an arc distance of 32.18 feet to a point for reverse curvature of a curve to the right, having a central angle of 14 degrees 04 minutes 51 seconds, a radius of 778.00 feet, and being subtended by a 199.72 foot chord bearing South 62 degrees 28 minutes 49 seconds West;

- (11) THENCE Southwesterly along said curve to the right an arc distance of 21.20 feet to a point for a compound curve to the right, having a central angle of 15 degrees 53 minutes 47 seconds, a radius of 240.00 feet, and being subtended by a 66.51 foot chord bearing South 77 degrees 29 minutes 09 seconds West;
- (12) THENCE Southwesterly along said curve to the right an arc distance of 66.73 feet to a point for reverse curvature of a curve to the left, having a central angle of 8 degrees 15 minutes 30 seconds, a radius of 260.00 feet, and being subtended by a 37.44 foot chord bearing South 81 degrees 19 minutes 17 seconds West;
- (13) THENCE Westerly along said curve to the left an arc distance of 37.48 feet to a point for reverse curvature of a curve to the right, having a central angle of 8 degrees 44 minutes 10 seconds, a radius of 768.00 feet, and being subtended by a 116.99 foot chord bearing South 81 degrees 23 minutes 37 seconds West;
- (14) THENCE Westerly along said curve to the right an arc distance of 117.10 feet to a point for the end of said curve;
- (15) THENCE North 46 degrees 30 minutes 48 seconds West a distance of 27.38 feet to the POINT OF BEGINNING, CONTAINING 1.4 acres of land, more or less.



Dallas Area Rapid Transit

950224

RESOLUTION

of the

RESOLUTION

DALLAS AREA RAPID TRANSIT
(Executive Committee)

To Declare Public Necessity for the Acquisition of Parcel 3 Required for
the Addison Transit Center, Establish Just Compensation, Authorize Negotiations
and Authorize Eminent Domain Proceedings, if necessary

WHEREAS, Dallas Area Rapid Transit has the authority to acquire real property necessary, convenient or useful for the full exercise of its powers; and

WHEREAS, certain real property, identified as Parcel 3, and described in the attached Exhibit A, is needed for the development, construction, improvement and operation of the Addison Transit Center; and

WHEREAS, the President/Executive Director or his designee has prepared a recommendation of just compensation for Parcel 3; and

WHEREAS, after careful review of the parcel and the recommendation of the President/Executive Director or his designee, the Board desires to proceed with the acquisition of Parcel 3; and

WHEREAS, the funding for this real estate acquisition is within current Budget, Financial Plan, and Federal Transit Administration (FTA) grant allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that:

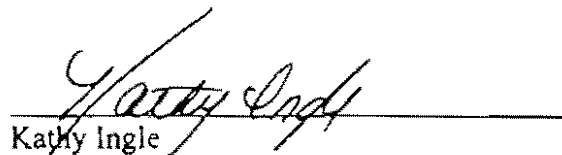
Section 1: There is a public necessity for the acquisition of Fee Simple title to Parcel 3, described in Exhibit A, attached to this resolution and incorporated by reference, for the development, construction, improvement and operation of the Addison Transit Center and for other uses authorized by Chapter 452 of the Texas Transportation Code (formerly Article 1118y of the Texas Revised Civil Statutes).

Section 2: Just Compensation to the owner(s) for the acquisition of Parcel 3 shall be the amount recommended by the President/Executive Director or his designee, subject to Federal Transit Administration (FTA) approval, if required.

- Section 3: The President/Executive Director or his designee is hereby authorized and directed to extend an offer to purchase Parcel 3 from the owner(s) for the amount approved as Just Compensation.
- Section 4: In the event the owner(s) accept the offer of Just Compensation, the President/Executive Director or his designee is hereby authorized to execute all necessary legal instruments, to pay all required relocation expenses, title insurance policy expenses, permitted closing costs and other costs as required by law to close the purchase of Parcel 3.
- Section 5: If the President/Executive Director or his designee is unable to negotiate the purchase of Parcel 3 for Just Compensation, he shall notify the General Counsel. Upon receipt of such notification, the General Counsel is authorized and directed to initiate and prosecute to completion an eminent domain proceeding for the acquisition of Parcel 3 and to take possession of the parcel by depositing the amount awarded by the special commissioners into the registry of the court, subject to Federal Transit Administration (FTA) approval as required.
- Section 6: DART shall not exercise its power of eminent domain for the acquisition of Parcel 1 without the approval of such acquisition by the City Council of the City of Addison.
- Section 7: DART's exercise of its power of eminent domain to acquire Parcel 3 will not unduly impair the existing neighborhood character of property surrounding or adjacent to the property to be condemned, will not unduly interfere with interstate commerce, and will not authorize the authority to run an authority vehicle on railroad tracks which are used to transport property.



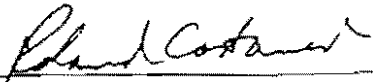
Norma Stanton
Secretary



Kathy Ingle
Chairman


950224

APPROVED AS TO FORM:



DART Counsel

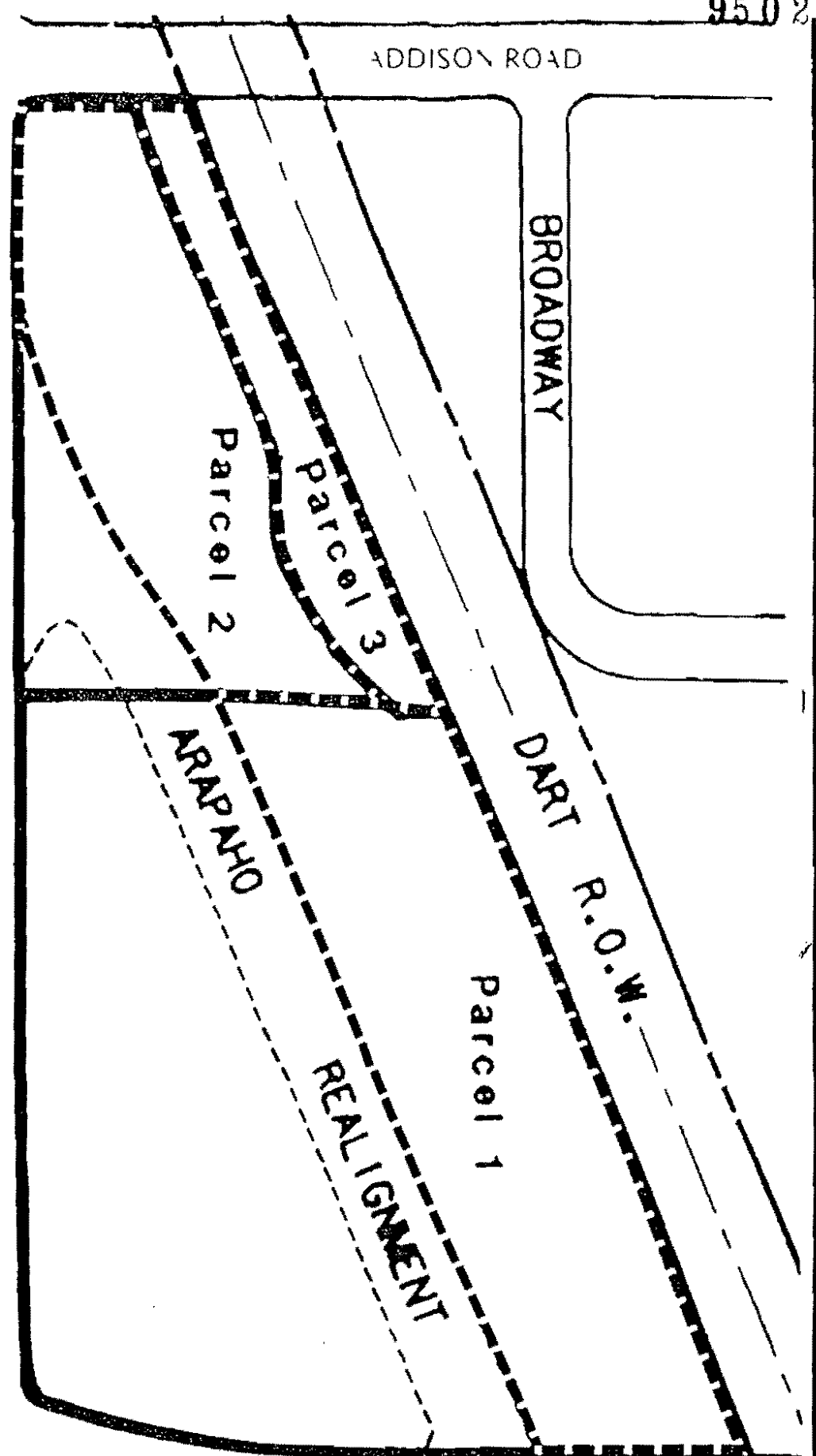
ATTEST:



Roger Snoble
President/Executive Director

September 12, 1995

Date



ADDISON ROAD

BROADWAY

Parcel 2

Parcel 3

DART R.O.W.

Parcel 1

ARAPAHO

REALIGNMENT

ARAPAHO ROAD

QUORUM DRIVE

PARCEL 1: 109,379 SF

PARCEL 2: 60,984 SF

PARCEL 3: 22,904 SF

FIELD NOTES
0.55219 ACRES

Being all that certain lot, tract or parcel of land situated in the C. W. Fisher Survey, Abstract Number 487, Town of Addison, Dallas County, Texas, and being part of that certain called 0.56 acre tract of land described in deed from W. W. Julian, and wife Annie M. Julian to St. Louis Southwestern Railway Company of Texas recorded in Volume 237, Page 7 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the centerline of Addison Road, a public roadway having 60 feet of right-of-way, and the west line of said Fisher Survey, said point also being the southwest corner of said Julian tract:

THENCE N 00°02'30" W, 38.30 feet along the centerline of said Addison Road and the west line of said Survey and the west line of said Julian tract to a point that is 50 feet at right angles from the centerline of "C" Branch of the St. Louis Southwestern Railway Company (100' right-of-way), said point being on the south line of a tract conveyed by St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Property Acquisition Corporation on January 10, 1991, and recorded in Volume 91088, Page 1390 of the Deed Records of Dallas County, Texas:

THENCE N 66°05'30" E, parallel with and 50 feet from the centerline of said "C" Branch and with the south line of said Dallas Area Rapid Transit tract, pass at 32.81 feet a 1/2" iron rod set on the east line of said Addison Road, continuing on a total distance of 538.80 feet to a 1/2" iron rod set at the northeast corner of said Julian tract:

THENCE S 00°24'05" E, 38.22 feet along the east line of said Julian tract to a 1/2" iron rod found;

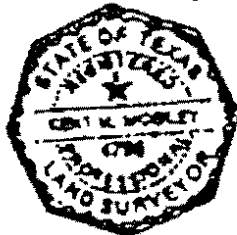
THENCE S 44°05'30" W, along the south line of said Julian tract, pass at 13.93 feet a 1/2" iron rod found for the most westerly northwest corner of that certain called 0.4668 acre tract of land described in deed from ABP Investments VIII, Ltd. to MCM Company, recorded in Volume 84133, Page 0512 of the Deed Records of Dallas County, Texas, continuing on a total distance of 80.90 feet to a 1/2" iron rod set;

THENCE S 60°05'30" W, 80.00 along with the south line of said Julian tract to a 1/2" iron rod set;

THENCE N 85°15'30" W, 80.00 feet along the south line of said Julian tract to a 1/2" iron rod set;

THENCE S 66°05'30" W, along the south line of said Julian tract, pass at 32.49 feet a 5/8" iron rod found for the northwest corner of that certain called 1.57503 acre parcel "B" surveyed by D. J. Eckman, R.P.L.S. 3923 on May 7, 1984, and recertified on July 23, 1984, passing at 262.34' a 1/2" iron rod set on the east line of said Addison Road continuing on a total distance of 315.11 feet to the POINT OF BEGINNING and containing 24,053.37 square feet or 0.55219 acres of which 1,148.92 square feet or 0.02633 acres lies within said Addison Road, leaving a net area of 22,904.45 square feet or 0.52581 acres of land.

The field notes herein correctly describe a survey made by me on the ground and all monuments are placed as stated.



Kent M. Mobley
Kent M. Mobley
Registered Professional
Land Surveyor No. 4796

11-14-95

COPY

RESOLUTION NO. R95-103

A RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH DART TO JOINTLY PURCHASE THE PROPERTY NECESSARY FOR ARAPAHO ROAD AND A PROPOSED DART TRANSIT CENTER.

WHEREAS, the Town proposes to acquire certain real property within the Town for the relocation of a public road known as Arapaho Road (the "Property"); and

WHEREAS, DART proposes to acquire certain real property within the Town and adjacent to the Arapaho Property for the development of a transit center (the "Transit Center Property"); and


WHEREAS, in the best interest of the tax payers of the Town and of DART, it is more economical for the Town and DART to jointly acquire the respective properties; and

WHEREAS, pursuant to Section 10(1) or Article 1118y, V.A.T.C.S. and the Interlocal Cooperation Act, Chapter 791, Tex. Gov. Code, the Town and DART desire to enter into this Interlocal Agreement to coordinate the simultaneous acquisition of the Arapaho Property and the Transit Center Property; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

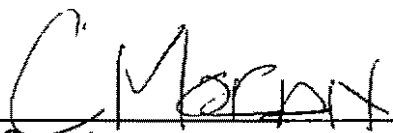
THAT, the City Council does hereby authorize the City Manager to enter into an interlocal agreement with DART to jointly purchase the property necessary for Arapaho Road and a proposed DART transit Center.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 14th day of November, 1995.



Mayor

ATTEST:



City Secretary

DART INTEROFFICE MEMORANDUM

DATE: September 15, 1995
TO: Herman Wardlaw Manager of Real Estate (Acting)
SUBJECT: Estimate cleanup costs for Logic Design Metals Site

Based on the review of two Phase I ESA reports and my own site visit on the 11th of September, 1995, of the former Logic Design Metals site located at 4803-4807 Arapaho Road in Addison, Dallas County, the cost for environmental cleanup of this site may range from \$50,000 to \$250,000 dollars.

Environmental issues at the site consist of:

- (1) Abandoned drums of potentially hazardous materials
- (2) Possible soil and groundwater impact
- (3) Suspect asbestos containing building materials
- (4) Suspect PCB electrical equipment
- (5) Two Above-Ground Storage Tanks (AST's)
- (6) In situ sand/grit filtration system formerly used to filter solvents and phosphates from waste water prior to discharge
- (7) Suspect lead paint or lead containing products

This cost estimate is based on three cursory visual inspections. No Right-of-Entry (ROE) has been granted for this property. No samples have been obtained to confirm the presence or absence of hazardous materials. Therefore, the cost for environmental clean-up could vary significantly. If you have any questions concerning this matter, please contact me at 749-2872.


Brad E. Robinson
Asbestos Management Planner (Tx. Lic. 20-5181)

cc: Thurman Schweitzer

Prepared for

PREPARED

Dallas Area Rapid Transit
1401 Pacific Avenue
Dallas, Texas 75202-3325

JUN 25 1993

DART CONSTRUCTION

Report of

Phase I Environmental Site Assessment
Site-01, 02, 03 and 04
Addison, Dallas County, Texas 75248
Task Order 006T
WBS No. 5.54.00.7.89
Contract C-92000227

TMI Project Numbers
DN93-012-006T

June 24, 1993

Prepared by

Terra-Mar, Inc.
2679 Lombardy Lane
Dallas, Texas 75220
(214) 352-8352 Fax (214) 352-4550

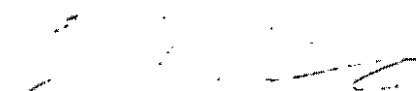
Dallas/Fort Worth/Houston

Prepared by



for James S. Lee
Environmental Specialist

Approved by



Mark K. Boyd, Ph.D., R.E.P.
Manager, Environmental Services

EXECUTIVE SUMMARY

Terra-Mar, Inc. (TMI) completed the Phase I Environmental Site Assessment (ESA), as described in Hazardous Materials Site Assessments, Contract C-92000227, WBS No. 5.54.00.7.89, Task Order 006T, for four (4) subject sites (Site 01, 02, 03, and 04), located in Addison and Dallas, Dallas County, Texas. K. C. Moore, Environmental Specialist, conducted the site assessment for the Phase I investigations on April 22, 1993. The Phase I ESA was conducted in accordance with Exhibit H of the contract as modified by the specific Task Order requirements.

Site-01, as designated by DART Task Order 006T, was described as 15 acres located at the southwest corner of Quorum Drive and Arapaho Road in Addison, Dallas County, Texas. Access to the site was not granted, therefore a thorough survey of the property was not possible.

Site-02, as designated by DART Task Order 006T, was described as 6.7 acres located at the northwest corner of the intersection between Quorum Drive and Arapaho Road in Addison, Dallas County, Texas. Access to the site was not granted, therefore a thorough survey of the property was not possible.

Site-03, as designated by DART Task Order 006T, was described as 6.4 acres located at the northwest corner of the intersection of the DART Cottonbelt Railroad and Quorum Drive in Addison, Dallas County, Texas. Access to the site was not granted, therefore a thorough survey of the property was not possible.

Site-04, as designated by DART Task Order 006T, was described as 19.8 acres located at the northeast corner of Arapaho Road and Prestonwood Boulevard in Addison, Dallas County, Texas. Access to the site was not granted, therefore a thorough survey of the property was not possible.

Based on observations and review of available information, the following environmental issues or potential risks were discovered:

- Storage of large amounts of Chemicals and processing waste at Logic Design Metals, a sheet metal manufacturer, located on Site-02. In addition, according to the Town of Addison Fire Department, Logic Design Metals had been cited for storage of excessive amounts of chemicals.
- Underground Petroleum Storage Tanks (PSTs), located on Site-02, were present at 4851 Arapaho Road (Southwestern Bell) and 4803 Arapaho Road (7-Eleven). Of these locations, the 7-Eleven Store, was not listed in the TWC PST/LPST listings. In addition, according to the TWC PST/LPST listings, one (1) PST was

present at Site-01 and listed as permanently abandoned in place, at 15280 Addison Road.

- Ten (10) PSTs were located within a one-half mile radius of the site. Of these one (1) was located on the western adjacent property of Site-01 (Waterworks Car Wash).
- According to the Town of Addison Fire Department and the Addison Department of Health and Safety, soil sampling and remediation activities were conducted by Ashland Chemical, prior to leaving the site. A closure report for Ashland Chemical was on file with the TWC.
- TMI identified (10) pole-mounted and two (2) pad-mounted transformers on Site-01; three (3) pole-mounted and two (2) pad-mounted transformers on Site-02; and two (2) pole-mounted transformers on Site-03. The PCB content of these transformers was unknown. TMI requested information concerning the PCB status of the transformers from TU Electric and will forward the information when it becomes available.
- Five (5) RCRA notifiers were identified within a one-half mile radius of the site. Pro's Autobody & Glass, a Limited Quantity Generator (CEG), was located adjacent to Sites-01 and 02, however the potential for impacting the sites was considered low. In addition, one (1) RCRA notifier, Brantley Cleaners, located on Site-01, is an environmental concern due to the potential for release of hazardous materials on-site.
- A petroleum pipeline which contained aviation fuel and unleaded gasoline was located along the Southern Pacific Railroad line along the northern boundaries of Site-04 and Site-02, and the southern boundary of Site-03. A fire associated with this pipeline occurred in 1985 near Dallas Parkway, approximately 2,000 feet from the subject sites, however, it was unlikely that the sites were impacted.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Map #480171 Panel #0025C, March 16, 1983 for Dallas, Texas, the eastern half of Site-04 was located in an area designated within the 100-year flood plain. TMI identified no evidence that this area was designated as a wetlands area.
- TMI was denied access to parcels; however, structures were noted on Sites 1, 2, and 3 which may have been constructed using asbestos-containing materials (ACMs).

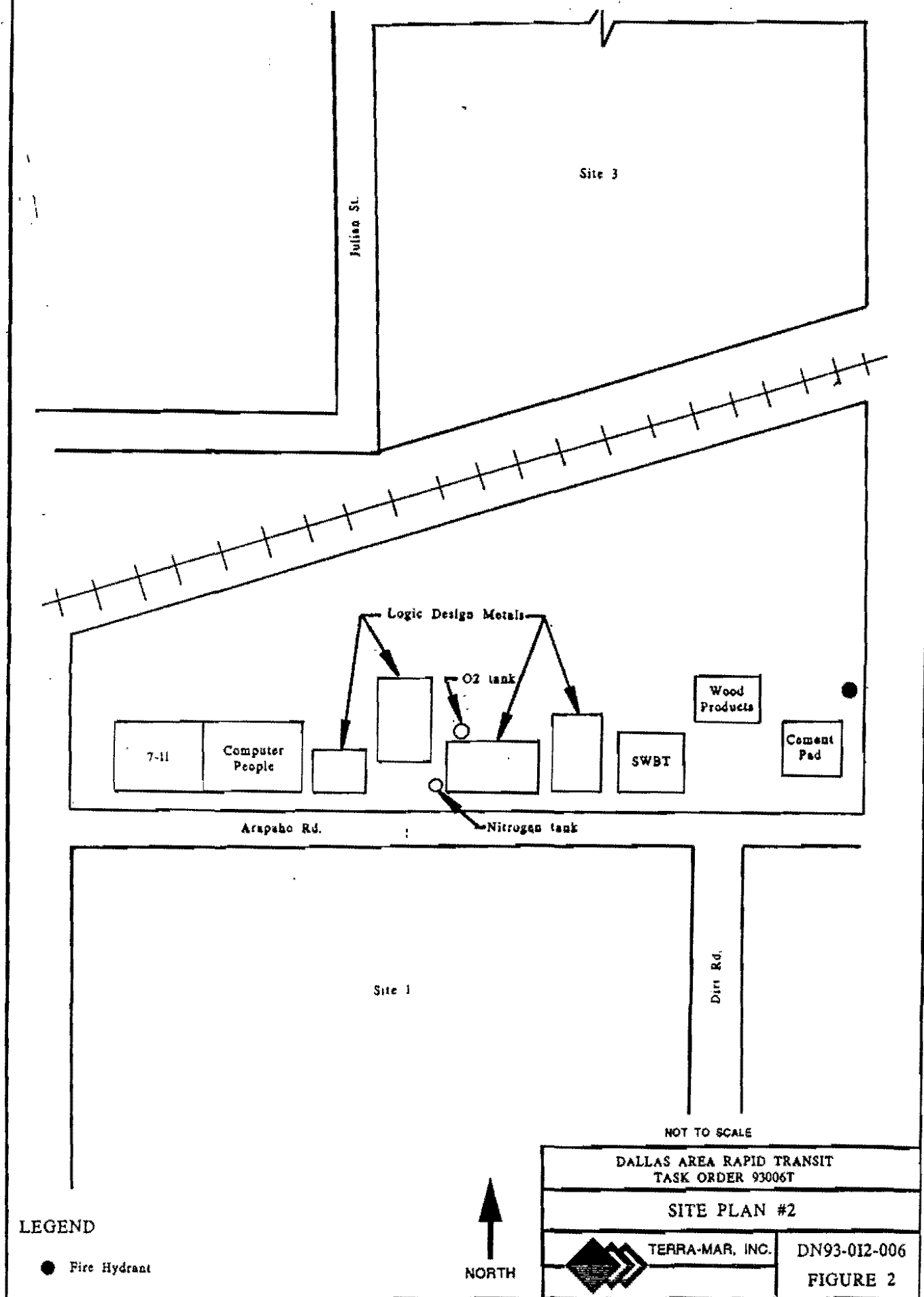
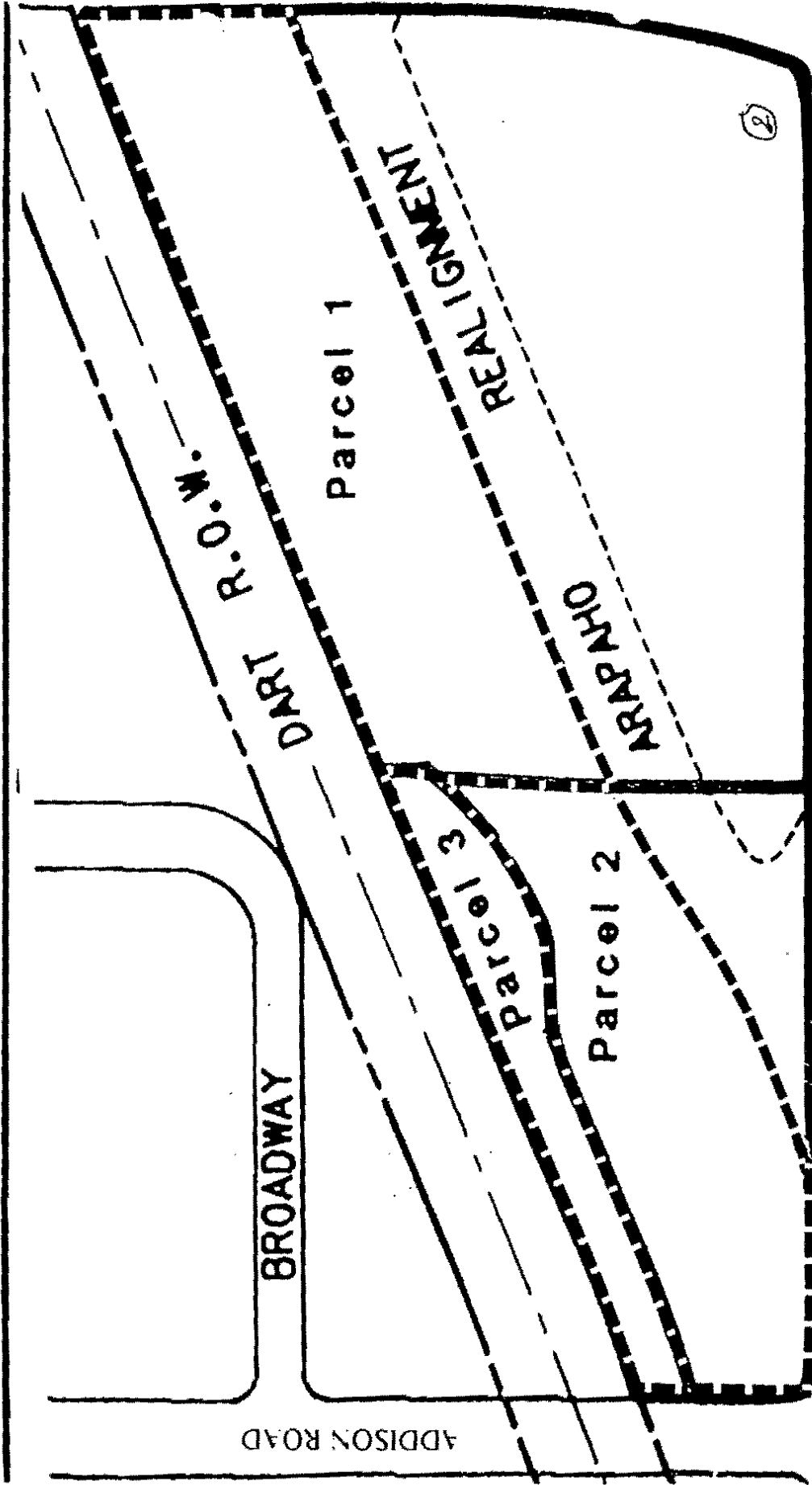


Exhibit "A"

3



OF ORIGIN

PARCEL 1 109,379 SF

PARCEL 2 60,984 SF

PARCEL 3 22,904 SF

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

901 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 672-2000

METRO (214) 263-0005

FAX (214) 672-2020

CHARLES SORRELLS
(1925-1982)

307 W WASHINGTON, SUITE 100
P.O. BOX 1127
SHERMAN, TEXAS 75091-1127
TELEPHONE (903) 893-8999

100 WEST ADAMS AVENUE, SUITE 321
P.O. BOX 785
TEMPLE, TEXAS 78503-0785
TELEPHONE (817) 771-2900

ONE AMERICAN CENTER, SUITE 777
909 E S E LOOP 323
TYLER, TEXAS 75701-9634
TELEPHONE (903) 581-5589

JOHN M. HILL
(214) 672-2170

August 4, 1995

VIA TELECOPY AND U.S. MAIL

Mr. John Baumgartner
City Engineer
Town of Addison
P.O. Box 144
Addison, Texas 75001

Re: Arapaho Road

Dear John:

Below is the proposed formula which we discussed on Wednesday regarding the Pinnell tract:

- | | | |
|----|--|---------------|
| 1. | Whole property value (96,834 square feet) | \$1,665,000 |
| 2. | Value of 7/11 office building | |
| | <u>Western tract</u> (7/11 office building + land) | = \$1,200,000 |
| | Land only (28,227 square feet) | = \$ 240,000 |
| | Total value of 7/11 office building | \$ 960,000 |

3. 7/11 office building represents 58% of value of whole property (western and eastern tracts) ($\$960,000/\$1,665,000 = 58\%$), so land represents 42% of value of whole property

4. Addison will pay for the value of the part it is taking (33,585 square feet, representing 34.68% of the whole tract (33,585 square feet/96,834 square feet)) which primarily includes land only, plus Addison will pay for the damages to the remainder determined by the L.R. Denton appraisal which amounts to \$385,000. Upon determining the amount to be paid

Mr. John Baumgartner

August 4, 1995

Page 2

for the entire tract (whether by agreement or by a judgment), a determination will need to be made as to the value of the land being acquired by the City. That can be done by taking the total amount to be paid and subtracting from it the value of the 7/11 office building (determined to be 58% of the value of the whole property), thus leaving the approximate value of the land only. The City's portion can then be determined by multiplying the value of the land times 34.68% (since that is the City's square foot portion of the property being acquired).

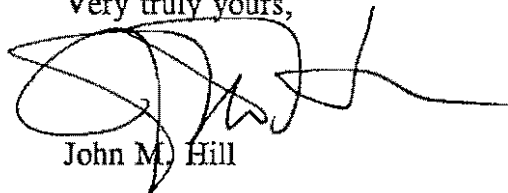
Example: Amount to be paid for whole tract = \$2,500,000. Value of 7/11 office building = 58% of \$2,500,000, or \$1,450,000. Deducting the value of the building from the entire tract leaves a value for the land only of \$1,050,000. The City's obligation would then be \$364,140 for the part taken ($\$1,050,000 \times 34.68\%$), plus \$365,000 in damages, or \$729,140. ?

We have contacted Randy Denton to confirm these numbers, but have not yet received a confirmation, and therefore the numbers are subject to change.

On the Moses and Cline tract, the value of the part taken by the City will be determined on the percentage of land being taken by the City out of the entire taking.

We are scheduled to meet with the DART representatives in our office on Monday, August 7 at 10:30 A.M. Should you have any questions or desire any additional information before that meeting, please give us a call.

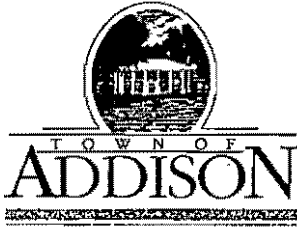
Very truly yours,

A handwritten signature in black ink, appearing to be "John M. Hill", written over the typed name below.

John M. Hill

JMH:wn

cc: Mr. Kenneth C. Dippel



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

June 2, 1995

Mr. J.B. Cline, and Mr. H.L. Moses
MCM Company
P.O. Box 8
Addison, Texas 75001
Certified Mail Receipt # Z 413 960 812

Re: Arapaho Road Realignment

Dear Mr. Moses & Mr. Cline:

As we have previously discussed, the Town of Addison will be realigning Arapaho Road and seeking to acquire 59,547 square feet of land from the tract of land you own at the corner of Quorum Drive and Arapaho Road. A sketch indicating the affected land area is enclosed.

After our most recent discussions regarding land value and compensation due to you, we have had the property reappraised. The City Council has directed me to make an official offer to purchase your 59,547 square feet of land needed for the Arapaho Road realignment. The offer is \$390,000 in compensation for the land acquired and any and all damages to the remainder, including the interests of all lessees. This offer is based on the reappraisal.

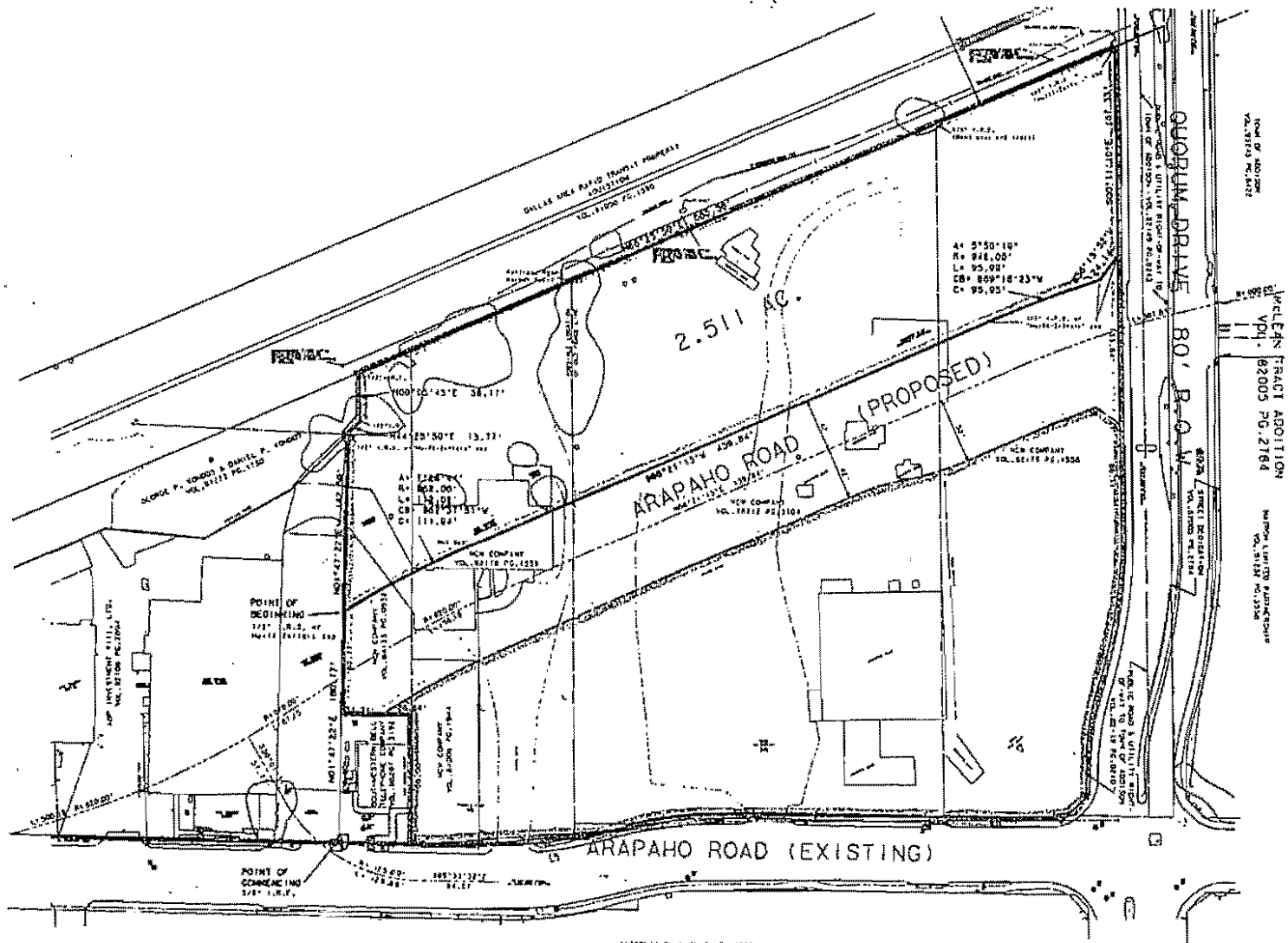
To accept this offer, you may contact Mr. Pat Haggerty at 233-3333 to make arrangements to close this real estate transaction. The City will pay all necessary closing costs.

If we have not heard from you within fifteen (15) days, we will assume the offer is declined.

Sincerely,

John R. Baumgartner, P.E.
Director of Public Works

cc: Mr. Pat Haggerty
Mr. Ron Whitehead



- Entire Tract (6.722 Acres)
- Part Taken (1.367 Acres)
- Northern Tract (2.511 Acres)
- Southern Tract (2.844 Acres)

INTERNATIONAL SURVEYING CORP.
 VOL. 17501 PG. 0617



Site Survey

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
April 24, 1995
Page 2

VALUATION ESTIMATE

In view of the pertinent facts mentioned herein and of the analyses of data which have been considered in connection with this appraisal report, it is the opinion of the undersigned that the market value of the fee simple interest in the subject, as of March 14, 1995, is as shown below.

Market Value of the Whole Property:	\$1,665,000
Market Value of the Part Taken:	\$ 265,000
Market Value of the Remainder Before Take:	\$1,400,000
Estimated Value of the Remainder After the Take:	\$1,015,000
Damages to Remainder:	\$ 385,000
Total Compensation:	\$ 650,000

Respectfully submitted,



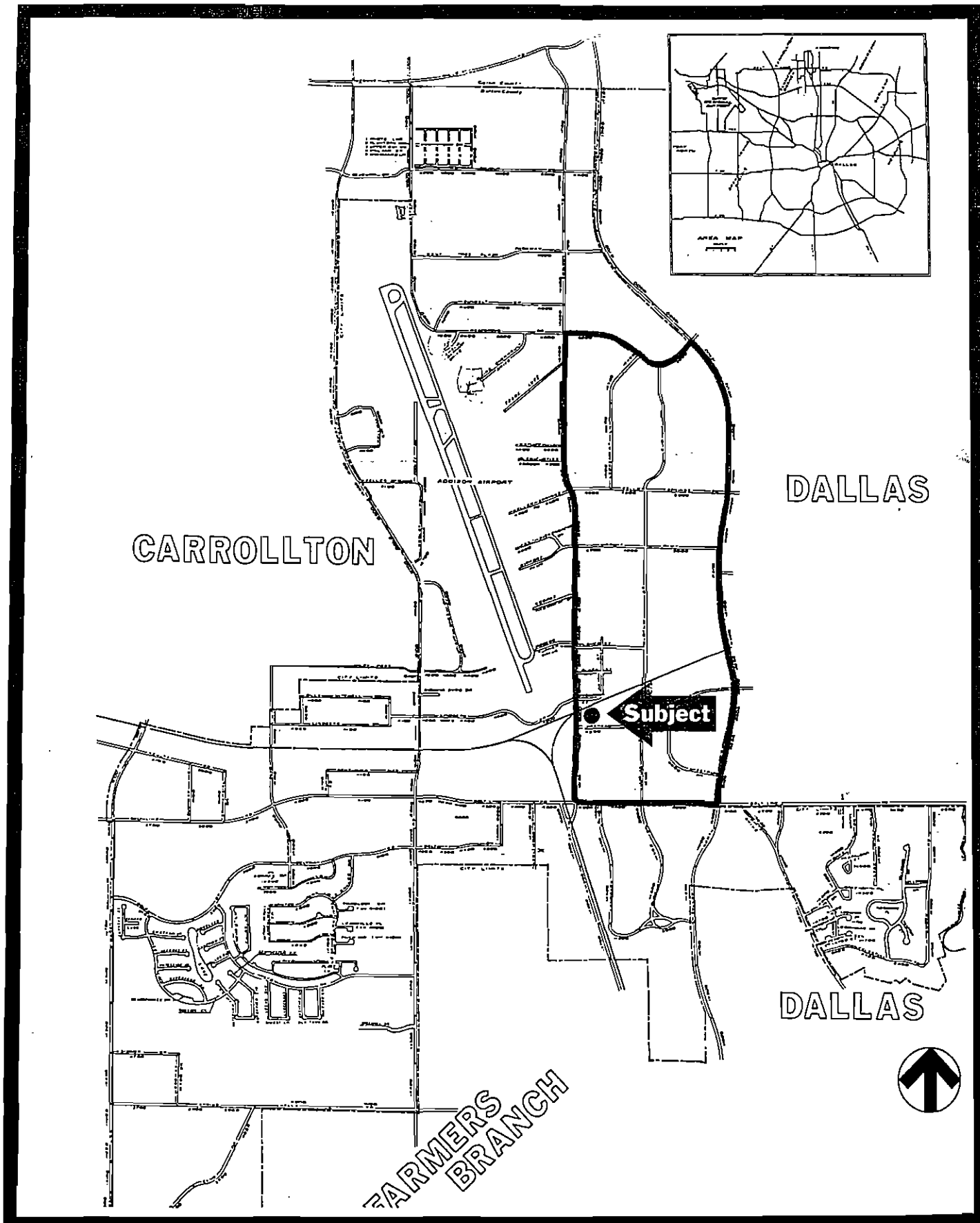
E. Glenn Silva, MAI



L. Randall Denton, MAI

Appraiser Tax I.D. #75-1655029

faxed



CARROLLTON

DALLAS

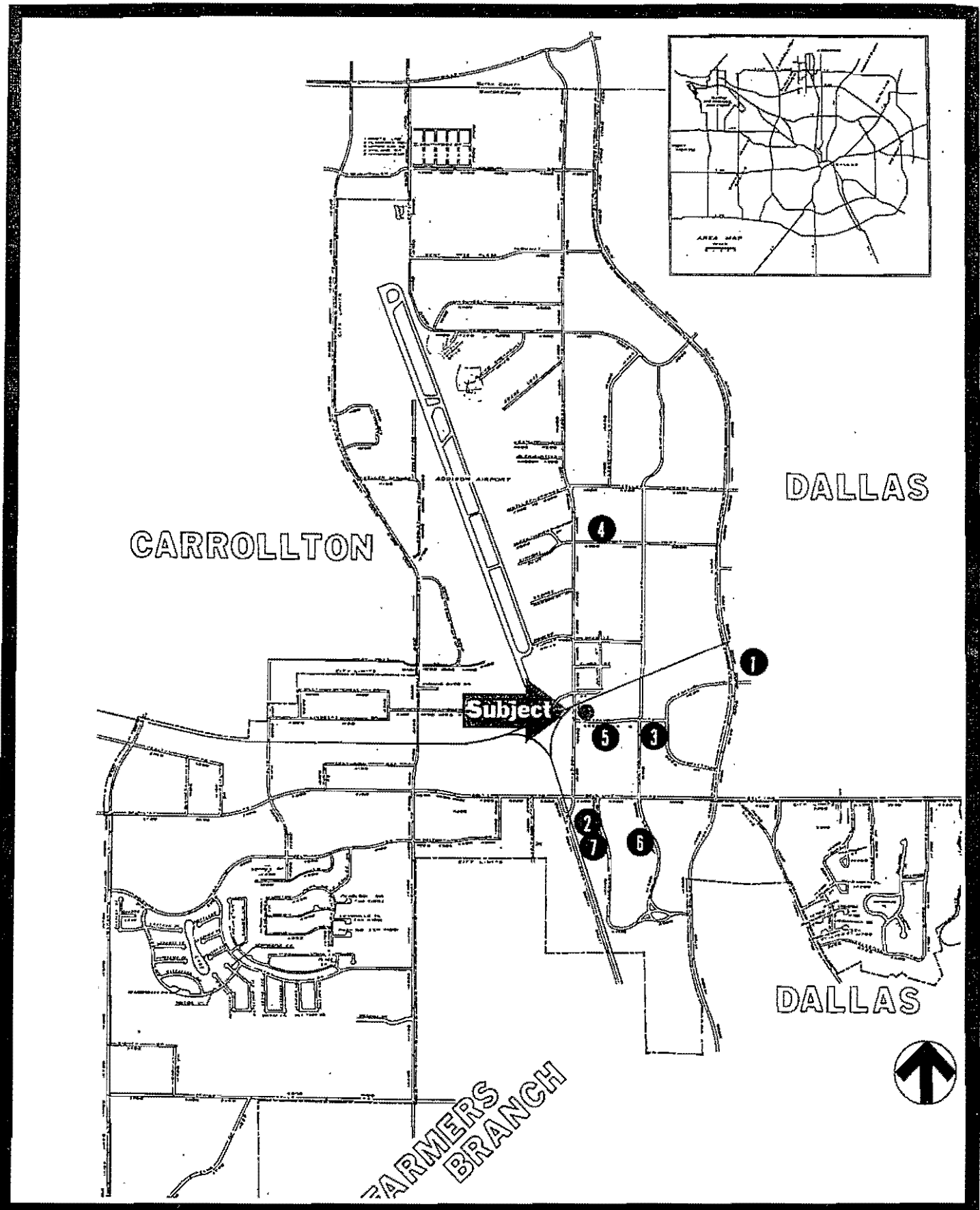
Subject

DALLAS

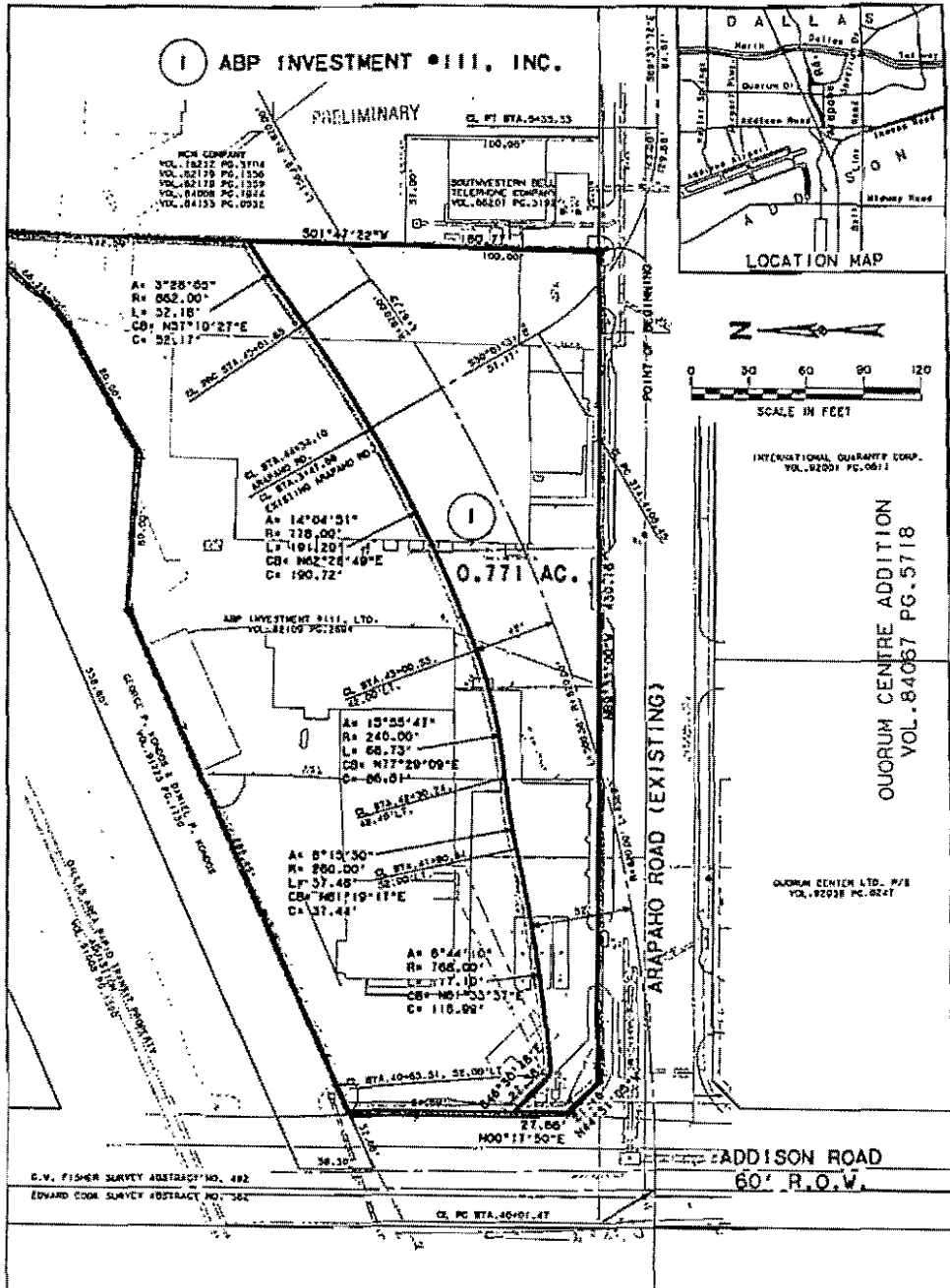
FARMERS
BRANCH



Neighborhood Map



Comparable Land Sales



This is to certify that the above survey was made under my supervision and that the lines and bearings shown thereon are true and correct to the best of my knowledge.

This drawing may not be reproduced without the written permission of Dale A. Smith, Registered Professional Land Surveyor.

For Hub-Zollars, Inc.

PRELIMINARY REVIEW COPY

DALE A. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 412

BASED UPON RECORDS: The correct bearing of existing Arapaho Road 60' R.O.W. being 300°00'00" on 1/16/93.

HUIT-ZOLLARS
3151 ROCKWELL AVENUE SUITE 302
DALLAS, TEXAS 75244-8711-3347

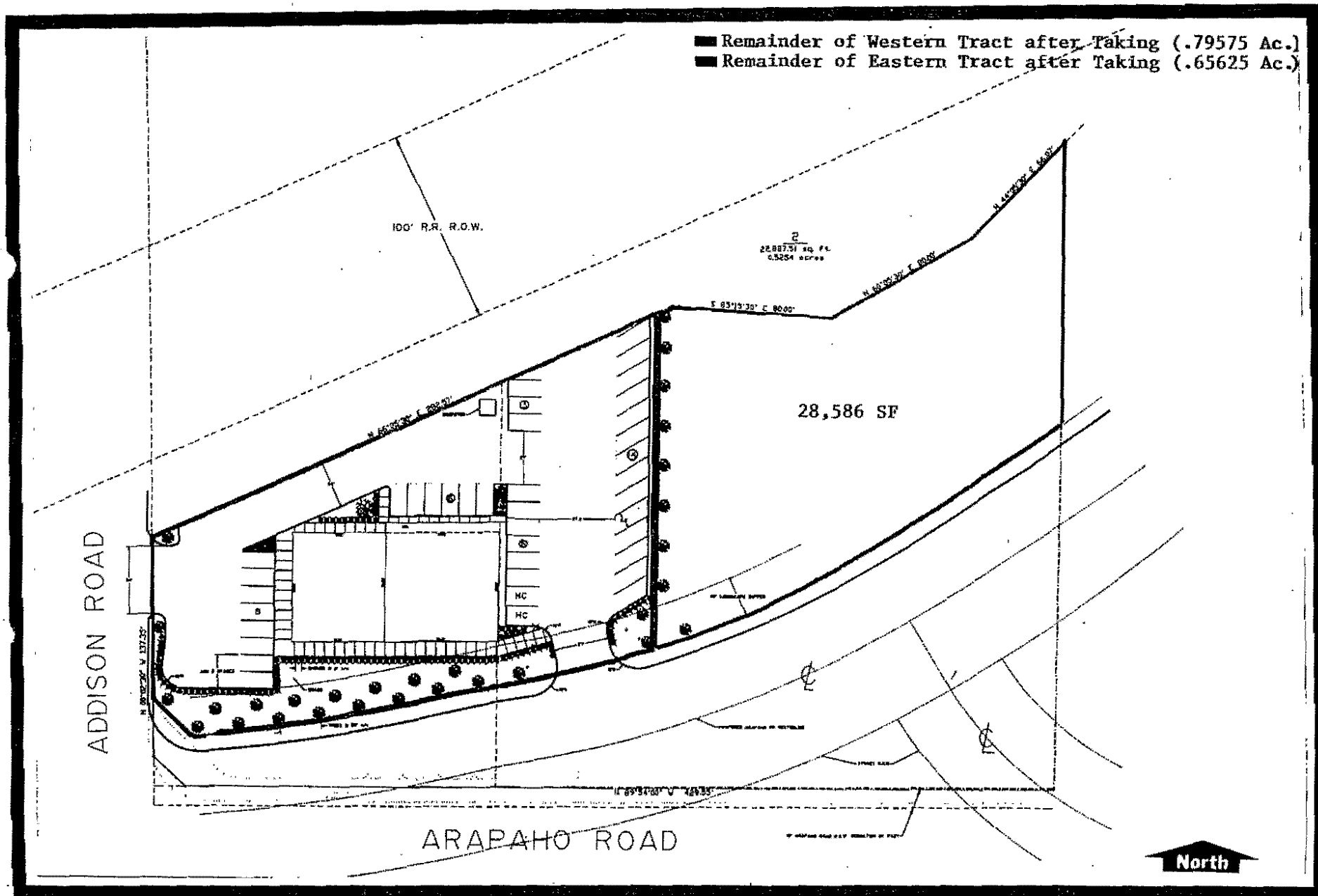
**ARAPAHO ROAD
RIGHT-OF-WAY EXHIBIT
TOWN OF ADDISON, TEXAS**

For: Town of Addison Public Works
16801 Westgrove, Addison, TX 75001
EXHIBIT PARCEL NO. 1
OWNER: ABP INVESTMENT • III, INC.
AREA: 0.771 ACRE DATE: MAR. 13, 1993

- Entire Tract (2.223 Acres)
- ▨ Part Taken (.771 Acres)
- Remainder (1.452 Acres)



Site Survey - Entire Parcel



Site Survey - Remainders After the Taking

TABLE 14.1
COMPARABLE LAND SUMMARY

Subject	1	2	3	4	5	6	7	
Location:	NEC Addison/ Arapaho	NEC Dallas Pkwy/ Arapaho	Landmark	SEC Arapaho/ Quorum	Airport Pkwy.	Arapaho	Quorum	Landmark
Property Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions Of Sale:	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Date Of Sale:	3-95	7-93	2-94	4-94	10-94	Contract	Contract	Contract
Size (AC):	2.223	6.203	2.0	7.752	5.4963	4.0	3.47	4.1
Zoning:	PD	R	C	C	C	C	PD	PD
Utilities:	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Terms Of Sale:	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash
Cash Equivalent Sale Price/SF:	---	\$7.00	\$5.00	\$4.50	\$3.10	\$6.50	\$6.98	\$7.00

A. Valuation of Land - 7-11/Office Building Tract

In order to derive an estimated value from the comparables, certain adjustments must be applied to the sales to accurately compare them to the subject property. This procedure is commonly referred to as paired data set analysis or, more simply, paired sales analysis. In theory, this process can be a sound method of comparing sales; however, it can be somewhat limited by the availability of current data. For this method to be effective, the comparable sales should possess similar attributes; however, they must also differ in one or more characteristics.

While the vast majority of properties will possess different features, it is difficult to pair a set bearing only one variable. Therefore, in order to isolate a single characteristic for purposes of comparison, several sales with similar attributes must be analyzed. This is a difficult task given the many variables that can exist between two parcels of land. Although we believe that the comparable sales used in this analysis are the most representative of the subject's value, a few of our adjustments are subjective and are dependent on a certain level of judgment resulting from experience in the subject market. The adjustment process employs several elements of comparison.

The six common elements utilized for comparison are summarized below.

- a. Real Property Rights Conveyed
- b. Financing Terms
- c. Conditions of Sale
- d. Date of Sale
- e. Location
- f. Physical Characteristics

ABP INV. #III, LTD.
ROUTE 13 BOX 135
DENTON, TEXAS 76205

LOGIC DESIGN METALS HAS BEEN PAYING ABOUT \$130,000 FOR 70,000 SQUARE FEET OF LAND AND ABOUT 32,000 SQUARE FEET OF BUILDINGS, THE LEASE WAS TRIPLE NET.

IF ONE WERE TO CAP THAT INCOME STREAM AT 10% THAT WOULD GIVE A MARKET VALUE OF \$1,300,000.

ASSUME THAT WE WERE TO TEAR DOWN THE PAINT BUILDING AND ALSO REMOVE THE WOODEN SHED TO THE REAR ON THE WEST SIDE THAT WOULD LEAVE THE 15,000 SQUARE FOOT BUILDING WHICH IS AIR-CONDITIONED AND HEATED AND HAS A 100 X 150 CLEAR SPAN. ALSO WOULD LEAVE THE 50 X 200 CONCRETE BUILDING OR 10,000 SQUARE FEET.

THERE WOULD BE A SPACE 120 FEET TO THE FULL DEPTH OPEN ON THE WEST SIDE WHICH WOULD GIVE PARKING FOR 120 CARS PLUS.

THIS COMPLEX WOULD BE GREAT FOR A "WAREHOUSE - RETAIL" BUSINESS OR A USE SUCH AS THE TRAIL DUST STEAK HOUSE. ONE CAN PROJECT A RENTAL OF \$5.00 PER FOOT----AS IS . CHEAP RENTAL AND YET DUPLICATES WHAT LOGIC WAS PAYING.

PREMISE NUMBER ONE -----THE VALUE OF EAST 70,000 SQUARE FEET AND BUILDINGS IS A LOW OF \$1,000,000 AND HIGH OF \$1,300,000.

SEVEN ELEVEN HAS SIX PLUS YEARS TO GO ON THEIR LEASE AND HISTORY SHOWS THAT THEY WOULD GO ON AND ON IN A SUCCESSFUL LOCATION. THE AVERAGE RENTAL FOR THE NEXT SIX PLUS YEARS IS \$67,000 PER YEAR. CAPPED AT 8 1/2% GIVES A VALUE OF \$788,000.

I CAN ASSUME THAT THE 2,400 SQUARE FEET WOULD LEASE FOR ABOUT \$14.00 PER FOOT, AND THERE WOULD BE REMODELING COST LEASE COST AND WHO CAN GET ANOTHER TENANT AS GOOD AS SEVEN ELEVEN? VALUE AFTER TAKING AND PROBLEMS IS A LOSS OF BETWEEN \$300,000 AND \$400,000.

PREMISE NUMBER TWO -----LOW OF \$300,000 HIGH OF \$400,000

THIS ASSUMES THAT SEVEN ELEVEN WILL SETTLE THEIR BUSINESS DAMAGES SEPARATELY WITH THE CITY OF ADDISON.

ON THE COMPUTER PEOPLE BUILDING WE WILL NEED ABOUT 12,000 SQUARE FEET BACK AT NO COST, TO PROVIDE PARKING AND LANDSCAPING FOR THE OFFICE SPACE. THIS WILL VARY ACCORDING TO EFFICIENT UTILIZATION, DRIVEWAYS AND CITY REQUIREMENTS.

THERE ARE COSTS IN DESIGN AND CONSTRUCTION. WE WILL ALSO NEED TO INSULATE THE BUILDING SINCE TRAFFIC WILL BE RIGHT ON TOP OF THE FRONT. THE BUILDING WILL ALSO LOSE VALUE IN THE LONG RUN BECAUSE OF THE NEW LAYOUT AND PROXIMITY OF THE ROAD.

THE COST TO MOVE THE PARKING LOT WITH NO LAND COST IS \$100,000. DAMAGE TO LONG RANGE VALUE OF THE BUILDING IS \$150,000.

PREMISE NUMBER THREE IS LOW OF \$150,000 AND HIGH OF \$250,000.-----

TOTAL VALUE TODAY IS \$3,000,000. ESTIMATED VALUE OF THE REMAINDER IS \$1,250,000. THEREFORE VALUE OF THE TAKING AND DAMAGE TO THE REMAINDER IS \$1,750,000.

GRAND TOTAL LOW IS \$1,500,000 AND HIGH IS \$2,000,000 WHEN YOU ADD \$50,000 IN FOR MANAGEMENT TROUBLES.

WE WILL SETTLE TODAY FOR \$1,750,000 CASH AND REQUIRE YOU TO REMOVE THE BUILDINGS FROM LOGIC AND REPLACE THE SIDEWALKS.

THIS ALSO ASSUMES THAT THE CITY OF ADDISON WILL COMPENSATE SEVEN ELEVEN FOR ITS LOSS OF BUSINESS AND WILL BARE THE BURDEN OF REMOVING THE GAS TANKS.

THIS IS THE BASIS OF OUR NEGOTIATION, HOWEVER FINAL SETTLEMENT IS SUBJECT TO A FINAL REVIEW OF OUR TOTAL COST AND LOSSES

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
April 7, 1995
Page 2

VALUATION ESTIMATE

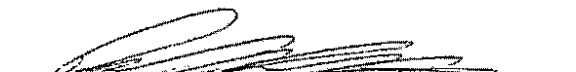
In view of the pertinent facts mentioned herein and of the analyses of data which have been considered in connection with this appraisal report, it is the opinion of the undersigned that the market value of the fee simple interest in the subject, as of March 14, 1995, is as shown below.

Market Value of the Whole Property:	\$1,900,000
Market Value of the Part Taken:	\$ 390,000
Market Value of the Remainder Before Take:	\$1,510,000
Estimated Value of the Remainder After the Take:	\$1,510,000
Damages to Remainder:	\$ -0-
Total Compensation:	\$ 390,000

Respectfully submitted,

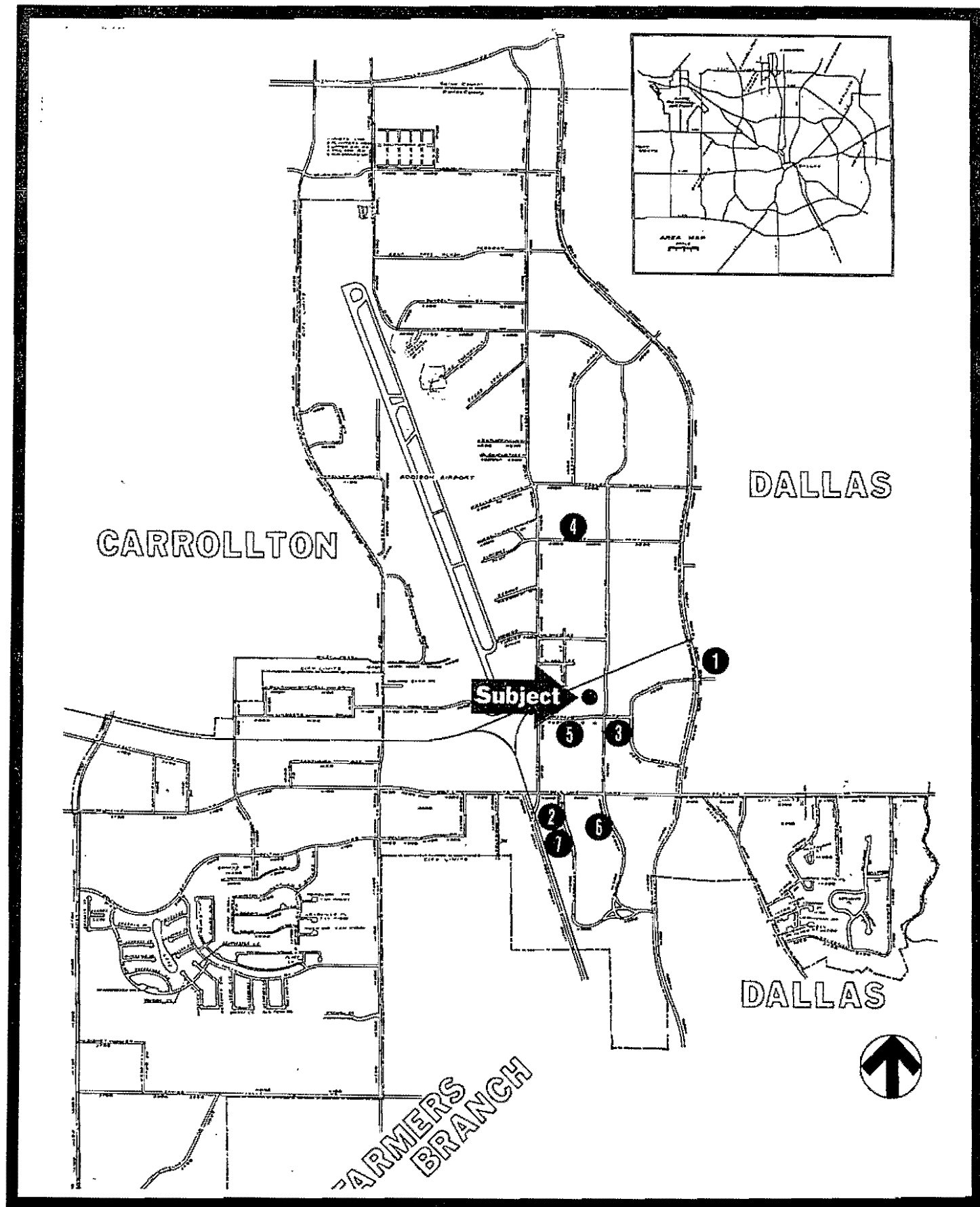


E. Glenn Silva, MAI



L. Randall Denton, MAI

Appraiser Tax I.D. #75-1655029



Comparable Land Sales

VALUATION OF THE SUBJECT PROPERTY (Cont'd)

**TABLE 14.1
COMPARABLE LAND SUMMARY**

	Subject	1	2	3	4	5	6	7
Location:	NWC Quorum/ Arapaho	NEC Dallas Pkwy/ Arapaho	Landmark	SEC Arapaho/ Quorum	Airport Pkwy.	Arapaho	Quorum	Landmark
Property Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Conditions Of Sale:	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Date Of Sale:	3-95	7-93	2-94	4-94	10-94	Contract	Contract	Contract
Size (AC):	6.722	6.203	2.0	7.752	5.4963	4.0	3.47	4.1
Zoning:	C	R	C	C	C	C	PD	PD
Utilities:	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Terms Of Sale:	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash	All Cash
Cash Equivalent Sale Price/SF:	---	\$7.00	\$5.00	\$4.50	\$3.10	\$6.50	\$6.98	\$7.00

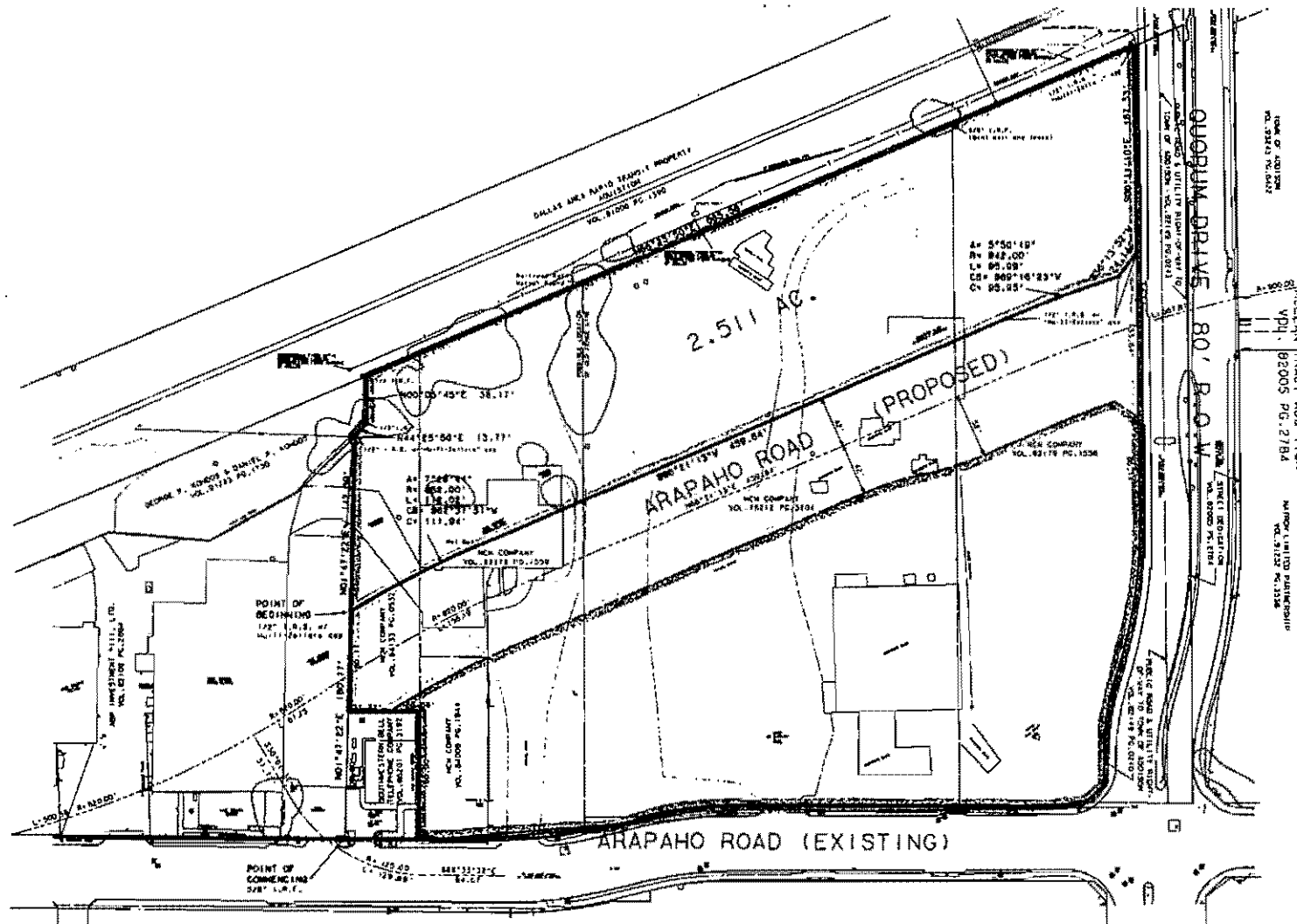
A. Valuation of Land

In order to derive an estimated value from the comparables, certain adjustments must be applied to the sales to accurately compare them to the subject property. This procedure is commonly referred to as paired data set analysis or, more simply, paired sales analysis. In theory, this process can be a sound method of comparing sales; however, it can be somewhat limited by the availability of current data. For this method to be effective, the comparable sales should possess similar attributes; however, they must also differ in one or more characteristics.

While the vast majority of properties will possess different features, it is difficult to pair a set bearing only one variable. Therefore, in order to isolate a single characteristic for purposes of comparison, several sales with similar attributes must be analyzed. This is a difficult task given the many variables that can exist between two parcels of land. Although we believe that the comparable sales used in this analysis are the most representative of the subject's value, a few of our adjustments are subjective and are dependent on a certain level of judgment resulting from experience in the subject market. The adjustment process employs several elements of comparison.

The six common elements utilized for comparison are summarized below.

- a. Real Property Rights Conveyed
- b. Financing Terms
- c. Conditions of Sale
- d. Date of Sale
- e. Location
- f. Physical Characteristics



- Entire Tract (6.722 Acres)
- Part Taken (1.367 Acres)
- ▨ Northern Tract (2.511 Acres)
- ▩ Southern Tract (2.844 Acres)

INTERNATIONAL COMPANY, INC.
 VOL. 81200 PG. 0611



Site Survey

ADDISON TRANSIT CENTER PARCEL 1

Owner: Moses and Cline
Size of Whole Property: 6.722 Acres, or 292,810 Square Feet
Size of Area Acquired:
 DART: 2.511 Acres, or 109,379 Square Feet
 Addison: 1.367 Acres, or 59,547 Square Feet
 Total: 3.878 Acres, or 168,926 Square Feet
Size of Remainder (Land): 2.844 Acres, or 123,844 Square Feet
Type of Building: Office/Warehouse
Building Size: 6,500 Square Feet
Building Age: 25 Years (Constructed 1970)

VALUE OF WHOLE PROPERTY:

Land (292,810 SF @ \$6.50 / SF):	\$1,900,000
Improvements	<u>-0-</u>
Total Value:	\$1,900,000

VALUE OF AREA ACQUIRED:

Land (168,926 SF @ \$6.50 / SF):	\$1,100,000	
Improvements:	<u>-0-</u>	
Total Value:	\$1,100,000	\$1,100,000

TOTAL COMPENSATION: \$1,100,000

COMPENSATION SUMMARY

DART:	\$1,100,000 x 65% =	\$ 715,000
Addison:	\$1,100,000 x 35% =	<u>+ 385,000</u>
Total Compensation:		\$1,100,000

ADDISON TRANSIT CENTER - PARCEL 2

Owner: ABP Investments III, Ltd. (Pinnell)
Size of Property : **Tract 1:** 0.648 Acres, or 28,227 Square Feet
Tract 2: 1.575 Acres, or 68,607 Square Feet
Total: 2.223 Acres, or 96,834 Square Feet

Buildings: **Tract 1:** 2,400 SF 7-11 & 9,514 SF Office
Tract 2: Three Industrial Buildings (Nominal Value)

VALUE OF PROPERTY:

TRACT 1:

Land (28,227 SF @ \$8.50 / SF)	\$ 240,000	
Improvements	<u>960,000</u>	
Total Value	\$1,200,000	\$1,200,000

TRACT 2:

Land (68,607 SF @ \$6.50 / SF)	\$ 445,000	
Improvements	<u>20,000</u>	
Total Value	\$ 465,000	<u>\$ 465,000</u>

TOTAL COMPENSATION		\$1,665,000
---------------------------	--	--------------------

COMPENSATION SUMMARY

DART:	\$1,665,000 x 65% =	\$ 1,082,250
Addison:	\$1,665,000 x 35% =	+ <u>582,750</u>
Total Compensation:		\$ 1,665,000

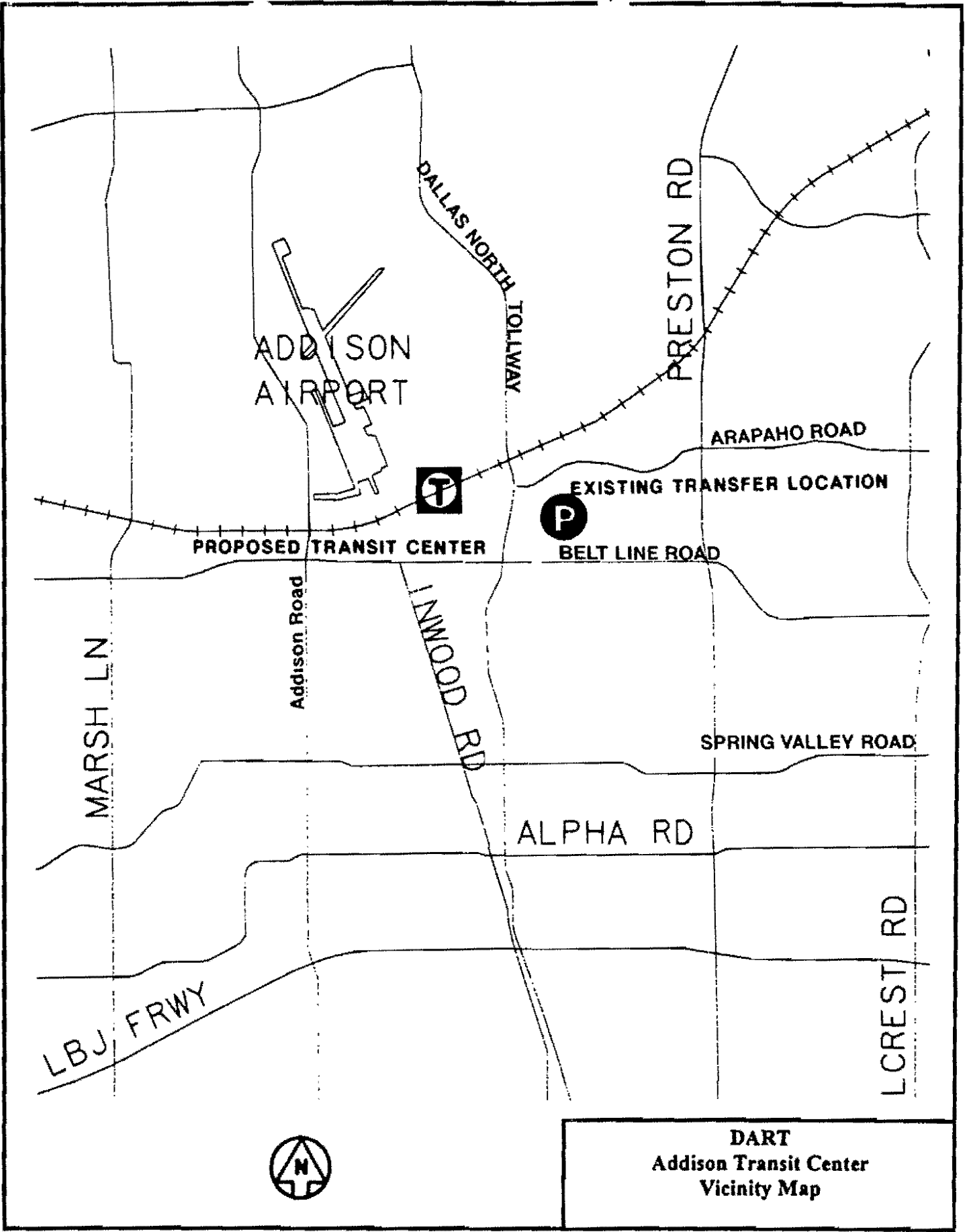
ADDISON TRANSIT CENTER - PARCEL 3

Owner: Kondos and Kondos
Size of Property : 0.52581 Acres, or 22,905 Square Feet

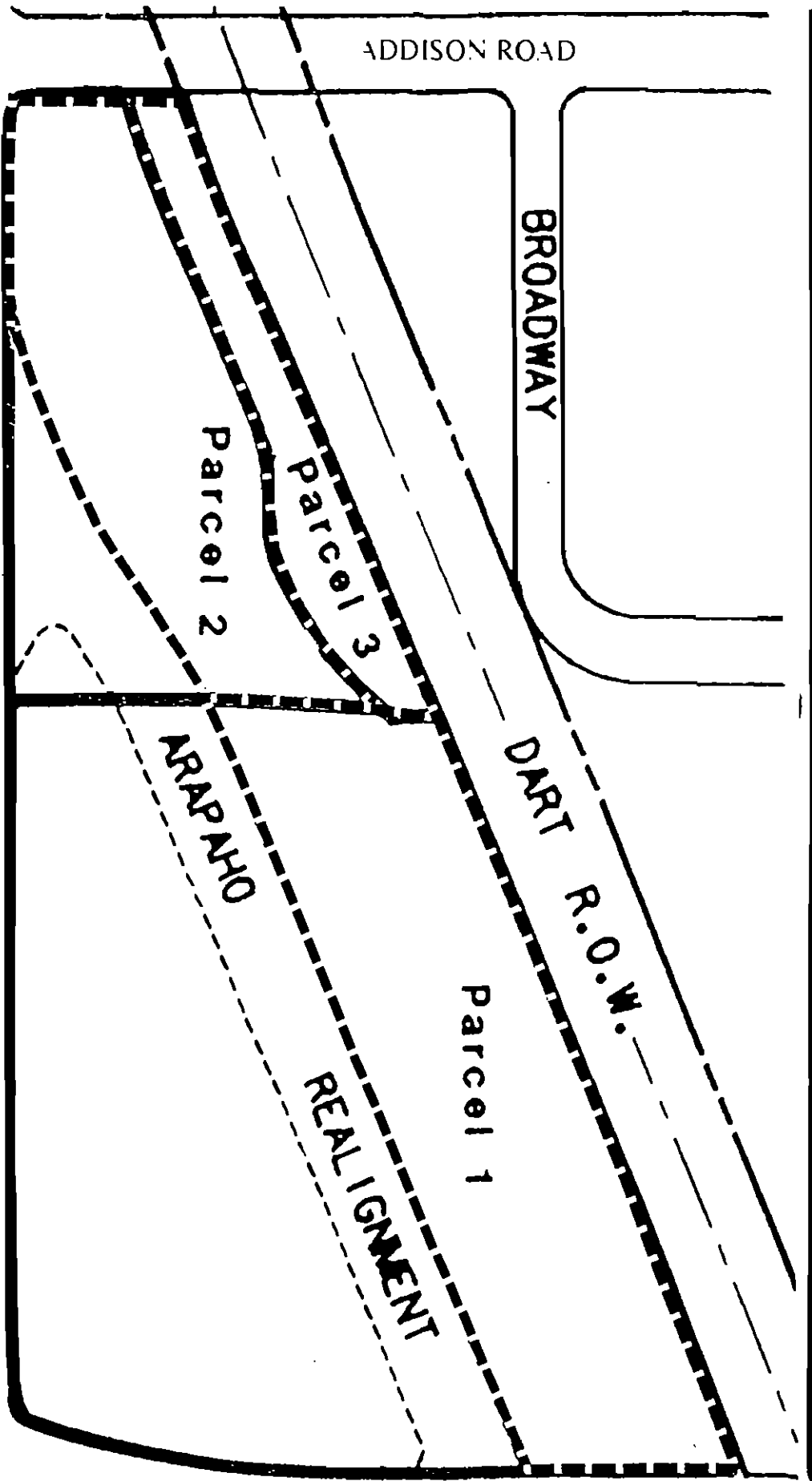
VALUE OF PROPERTY:

Land (22,905 SF @ \$4.50 / SF) \$ 105,000

Total Compensation: \$ 105,000



DART
Addison Transit Center
Vicinity Map



ADDISON ROAD

BROADWAY

Parcel 2

Parcel 3

DART R.O.W.

Parcel 1

ARAPAHO

REALIGNMENT

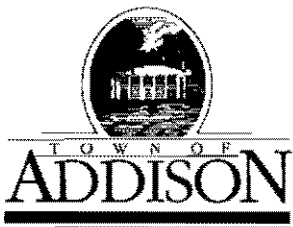
ARAPAHO ROAD

QUORUM DRIVE

PARCEL 1: E 109,379 SF

PARCEL 2: 60,984 SF

PARCEL 3: 22,904 SF



Public Works / Engineering

16801 Westgrove • P.O. Box 144
 Addison, Texas 75001
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

LETTER OF TRANSMITTAL

DATE	3/22/95	JOB NO.
ATTENTION	Glenn Silva, MAE	
RE:	Pinnell & Moses and Cline Appraisals	

TO L. R. Denton & Co.
14800 Quorum Drive, Ste. 330
Dallas, Tx. 75240

GENTLEMAN:

WE ARE SENDING YOU

- Attached
- Under separate cover via _____ the following items:
- Shop Drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- _____

COPIES	DATE	NO.	DESCRIPTION
1			Revised metes and bounds & exhibit for taking on Pinnell tract.

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS The gross acreages are
Pinnell Tract : 2.22312 Acres (from Deeds)
Moses & Cline Tract : 6.722 Acres (from actual survey)

COPY TO _____

SIGNED: David Nijharwong

If enclosures are not as noted, please notify us at once.

Moses and Cline
P. O. Box 8
Addison TX 75001
239-3771

Land Facts:

6.82 Acres located at corner of Arapaho and Quorum Drive in Addison TX.

Land was sold 18 months ago within a half block of Moses and Cline's land at \$ 8.50 per foot. The market is firmer today than it was when those two pieces were sold.

Daryl Snadon had an offer on land directly across Arapaho at \$ 8.00.

→ 1570 ARAPAHO ASSESSMENTS	72,615.40
→ 1580 QUORUM DR. ASSESSMENTS	95,117.58

167,732.98

Our warehouse was renting for \$ 2000.00 per month until the Town of Addison decided to put a road through property. The tenant moved ~~to~~ to Garland.

Our property is being damaged because we are losing 20 % of the square feet and cannot recover any appreciation in value of the 20 %.

We are limited on sales to parties who are in the market for 5-7 acre parcels as we cannot deliver one solid piece.

Our property has been damaged for four years since RTKL drew a line on a Thoroughfare Plan map. Not one party was interested in purchasing it because the Town could not tell us when or if the new road would be constructed.

We have suffered irreparable damages because of the Town's action and should be reimbursed accordingly for our Assessments, loss of Tenant income, loss of 20 % of land, etc., plus being paid a fair market value for the land.



FAX COVER SHEET

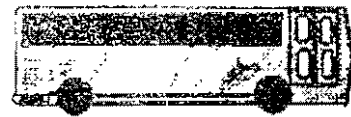
Date Sent: 1-24-95

Number of Pages: 2
(Including Cover Page)

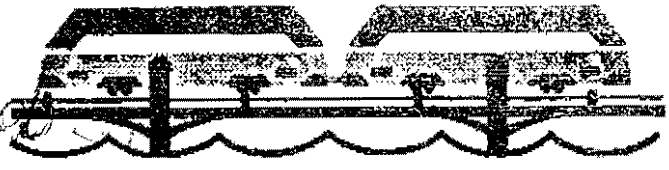
T O	Name: <u>John Baumgartner</u>
	Company: <u>Town of Addison</u>
	Department/Location: <u>Public Works</u>
	Voice Phone: <u>450-2886</u>
	Fax Phone: <u>931-6643</u>

F R O M	Name: <u>Jan Seidner</u>
	Company: <u>Dallas Area Rapid Transit (DART)</u>
	Department/Location: <u>Commuter Rail & Railroad Mnt.</u>
	Voice Phone: <u>749-2917</u>
	Fax Phone: <u>749-3670</u>

Comments:



In response to your
conversation with Lonnie Blydes
last week.
Jan



**INTEROFFICE MEMORANDUM**

DATE: January 24, 1995
TO: Jan Seidner
SUBJECT: DART Approved Railroad Appraisers

Pursuant to your request the following is a list of appraisers on the DART approved list which are qualified for railroad right-of-way appraisals.

Marlin M. Blake
Marlin M. Blake & Associates
Forest Abrams Place South
9304 Forest Lane Suite #120
Dallas, Texas 75243
214-340-8510 (o)
214-553-1650 (f)

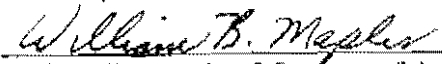
W. M. McClellan
W. M. McClellan & Associates
3789 Noel Road
Suite #100
Dallas, Texas 75240
214-661-5977 (o)
214-661-9512 (f)

Ed Rowan
E. A. Rowan & Associates
1075 Griffin Street West Suite 104
Dallas, Texas 75215
214-565-0324 (o)
214-421-3207 (f)

Kelly W. Miller
Kelly Miller, Inc.
1008 Harrison
Arlington, Texas 76011
817-261-0333

Richard Salinas
Maple Leaf Appraisal Services
8035 E. R. L. Thornton Freeway
Suite #106 Box 10
Dallas, Texas 75228

If you have any questions or desire additional information please do not hesitate to call.


William B. Maples, Manager of Appraisals

RRAPPS.SAM - 01/24/95

January 12, 1995

To: Town of Addison

From: Hobart I. Moses and James R. Cline
MCM Company

Subject: R. O. W. for proposed New Arapaho Road
(See Plat A attached)

We are prepared to accept an offer of \$ 600,000.00 for said R. O. W., providing the Town of Addison accepts the following conditions of sale:

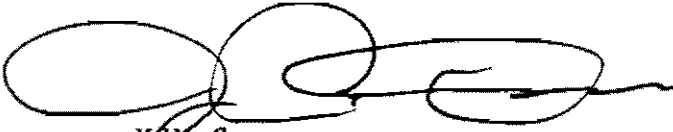
1. We will apply for and want to be granted C-1 Zoning for our 6.82 acres. We understand this is no problem.
2. We need a letter from Carmen Moran and John Baumgartner that our preliminary site plan meets with their approval, and they will recommend that it be accepted.
3. We will need curb cuts, left turn lanes, utility sleeves, water and sewer to the north side of New Addison Road. Our architect will furnish you with blueprints. They will be available next week.

Two left turn lanes off of New Arapaho Road will be provided. The median cut shown on Plat B will be moved 50 feet to the west and two left turn lanes will be provided at that point. The stacking area will be changed from 150 feet to 100 feet in order to provide for the left turn lane going westerly.

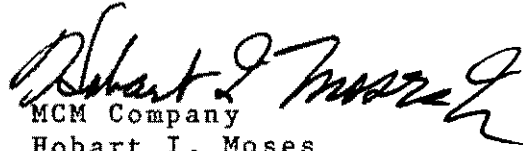
4. Town will agree to remove concrete slabs and unloading ramp on property and concrete blocks from warehouse. MCM Company will remove the steel, roof, and office portion of the warehouse.
5. We plan to develop the southern portion of our property as per the plan attached labeled Plat C. It will have two restaurants and a convenience store with gas pumps. If the Town has any objection to said plan we need to know at this point in time.
6. Hobart Moses and J. R. Cline will occupy warehouse and office at 4901 Arapaho until 30 days prior to commencement of construction of New Arapaho.
7. If the Town agrees to these conditions we will have our attorney draw up a contract for signing.

Thank you very much for your consideration.

Yours very truly,

A handwritten signature in black ink, consisting of several large, overlapping loops and a long horizontal stroke extending to the right.

MCM Company
J. R. Cline

A handwritten signature in black ink, written in a cursive style. The first name 'Hobart' is clearly legible, followed by 'I.' and 'Moses'.

MCM Company
Hobart I. Moses

cc: Carmen Moran



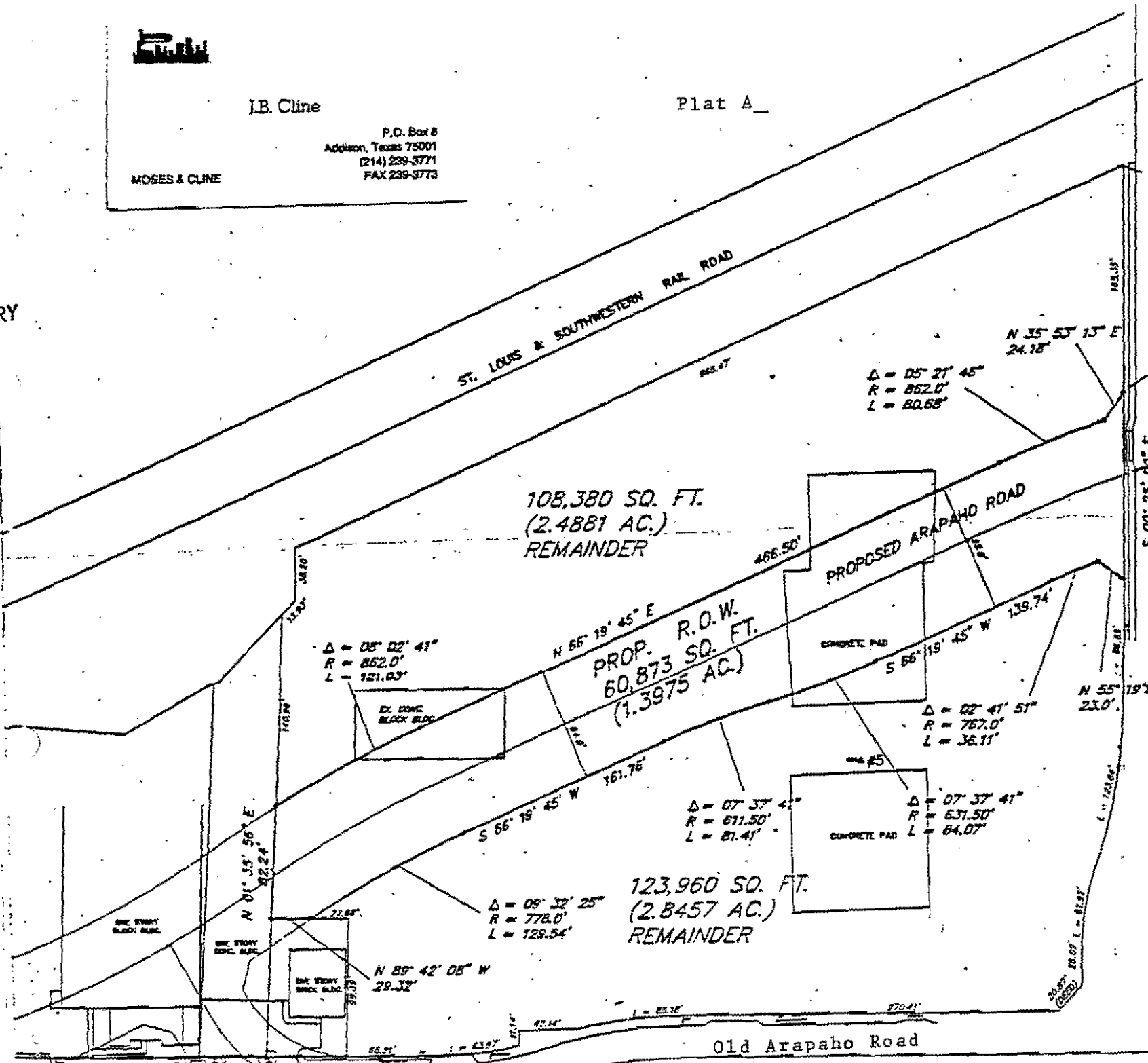
J.B. Cline

Plat A

P.O. Box 8
Addison, Texas 75001
(214) 239-3771
FAX 239-3773

MOSES & CLINE

RY



ST. LOUIS & SOUTHWESTERN RAIL ROAD

N 35° 53' 15" E
24.18'

Δ = 05° 21' 45"
R = 852.0'
L = 80.68'

108,380 SQ. FT.
(2.4881 AC.)
REMAINDER

PROPOSED ARAPAHO ROAD

Quorum Drive

Δ = 05° 02' 41"
R = 852.0'
L = 121.93'

PROP. R.O.W.
60,873 SQ. FT.
(1.3975 AC.)

CONCRETE PAD

Δ = 02° 41' 51"
R = 767.0'
L = 36.11'

N 55° 19' 1"
23.0'

Δ = 07° 37' 41"
R = 611.50'
L = 81.41'

CONCRETE PAD

Δ = 07° 37' 41"
R = 631.50'
L = 84.07'

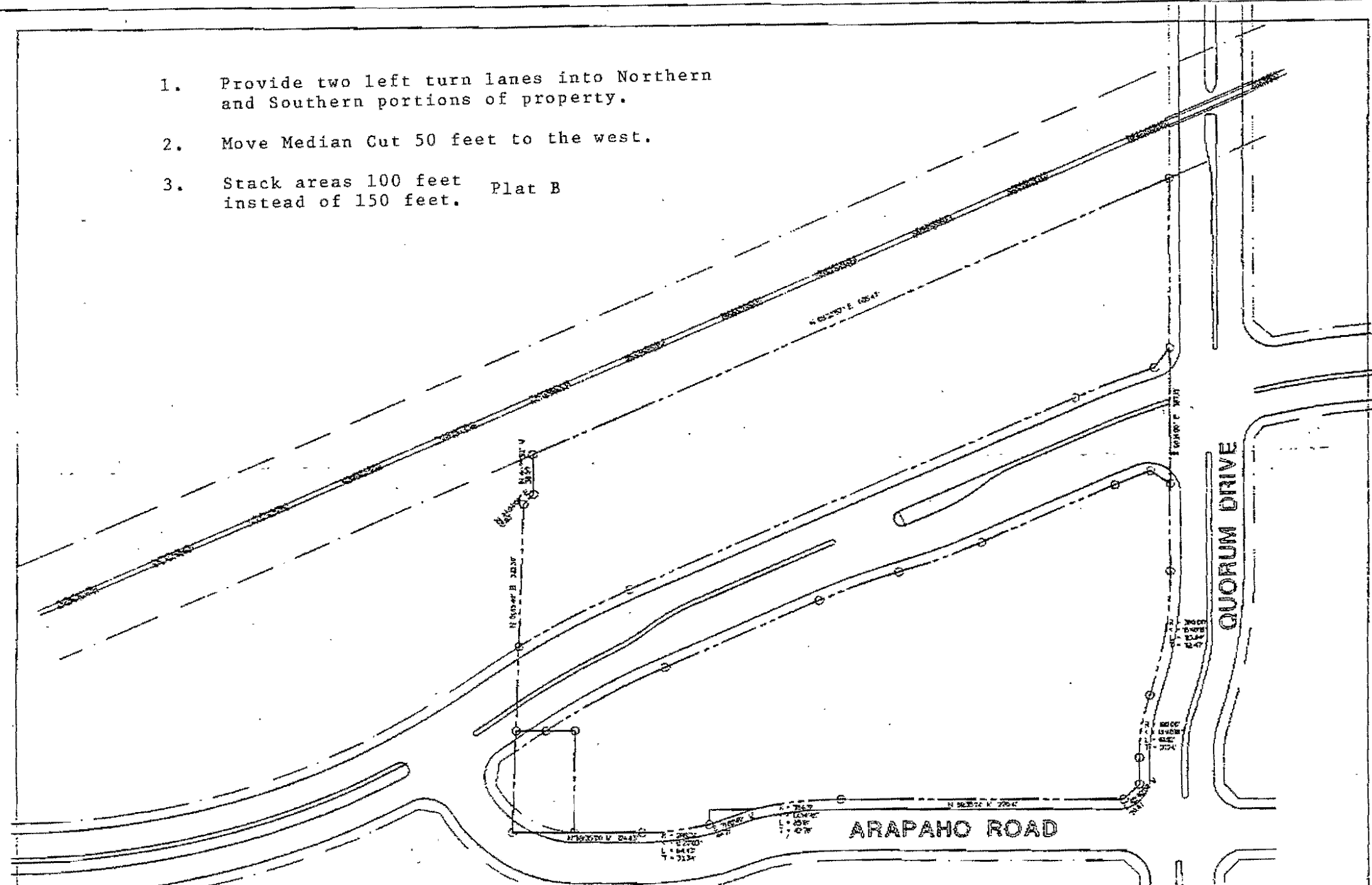
123,960 SQ. FT.
(2.8457 AC.)
REMAINDER

Δ = 08° 32' 25"
R = 778.0'
L = 129.54'

N 89° 42' 08" W
29.32'

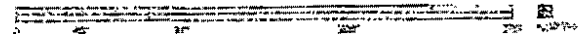
Old Arapaho Road

1. Provide two left turn lanes into Northern and Southern portions of property.
2. Move Median Cut 50 feet to the west.
3. Stack areas 100 feet instead of 150 feet. Plat B



01 - SITE PLAN

SCALE 1" = 40' (SEE PLAN FOR DIMENSIONS)



OWNER
 MESSERS & CLINE
 12500 W. 10th St.
 ADDY, ARIZONA 85001
 ARIZONA, TEXAS, TEXAS
 (915) 486-1000

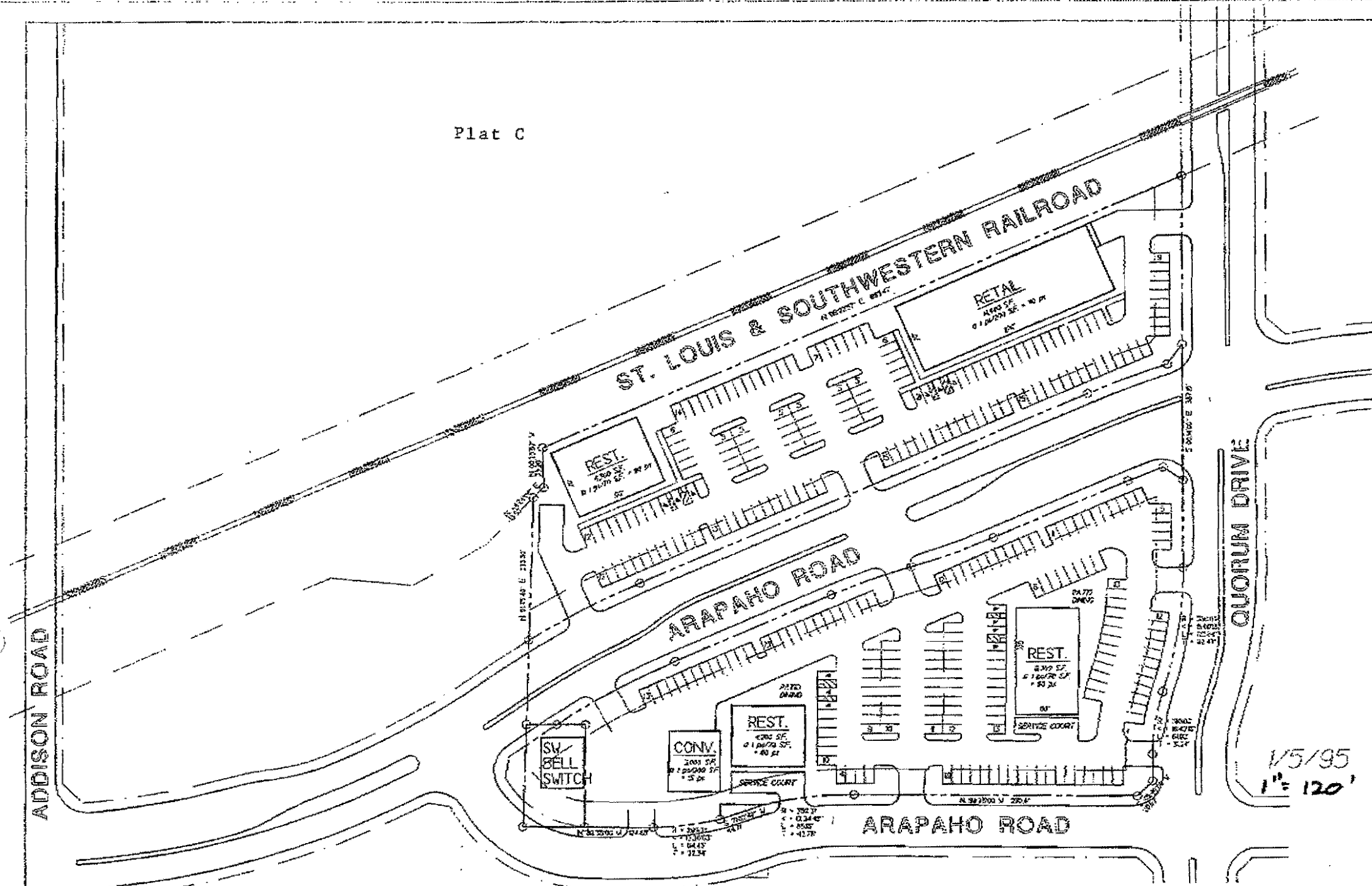
PROPOSED LAND USE PLAN
 ARAPAHO & QUORUM
 SEC. 4, SEC. 16, ARAPAHO ROAD & QUORUM DRIVE
 DUE TO RE-APPOINTMENT OF ARAPAHO ROAD
 ADDY, TEXAS 75001

TAI TREAT ARCHITECTS, INC.
 1407 COBBLESTONE LANE
 DALLAS, TEXAS 75241
 214/931-8818 FAX: 214/931-8819

DATE: 02/28/01
 000000
 000000
 000000
 000000

SHEET NO.
A1
 OF 1

Plat C



01 - SITE PLAN

SCALE: 1" = 120'
 SCALE: 1" = 120' AT 55" x 11"



OWNER:
 MESSER & CLINE
 P.O. BOX 9
 4800 ARAPAHO ROAD
 ADDISON, TEXAS 75001
 TEL: 338-3371 FAX: 338-2534

1/5/95
 1" = 120'

DATE: 1/5/95

DATE: 1/5/95

TAI TREAT ARCHITECTS, INC.
 4404 COBBLESTONE LANE
 DALLAS, TEXAS 75247
 314-851-8819 FAX: 314-219-8812

PROPOSED LAND USE PLAN
ARAPAHO & QUORUM
 NET 1.372 AC ARAPAHO ROAD & QUORUM DRIVE
 DUE TO THE ALIGNMENT OF ARAPAHO ROAD
 ADDISON, TEXAS 75001

SHEET NO.:
A1
 OF 1
 JOB NO.:

David
FYI
JB

January 12, 1995

To: Town of Addison
From: Robert I. Moses and James R. Cline
MCM Company
Subject: R. O. W. for proposed New Arapaho Road
(See Plat A attached)

We are prepared to accept an offer of \$ 600,000.00 for said R. O. W., providing the Town of Addison accepts the following conditions of sale:

John B. [unclear]
Arapaho

1. We will apply for and want to be granted C-1 Zoning for our 6.82 acres. We understand this is no problem.
2. We need a letter from Carmen Moran and John Baumgartner that our preliminary site plan meets with their approval, and they will recommend that it be accepted.
3. We will need curb cuts, left turn lanes, utility sleeves, water and sewer to the ~~west~~ ^{South} side of New Addison Road. Our architect will furnish you with blueprints. They will be available next week.

Two left turn lanes off of New Arapaho Road will be provided. The median cut shown on Plat B will be moved 50 feet to the west and two left turn lanes will be provided at that point. The stacking area will be changed from 150 feet to 100 feet in order to provide for the left turn lane going westerly.

in contract

4. ~~Town will agree to remove concrete slabs and unloading ramp from property and concrete blocks from warehouse.~~
MCM Company will remove the steel, roof, and office portion of the warehouse.

5. We plan to develop the southern portion of our property as per the plan attached labeled Plat C. It will have two restaurants and a convenience store with gas pumps. If the Town has any objection to said plan we need to know at this point in time.

in contract

6. Robert Moses and J. R. Cline will occupy warehouse and office at 4901 Arapaho until 30 days prior to commencement of construction of New Arapaho.
7. If the Town agrees to these conditions we will have our attorney draw up a contract for signing.

TOTAL P.03

Thank you very much for your consideration.

Yours very truly,



MCM Company
J. R. Cline



MCM Company
Robert I. Moses

cc: Carmen Moran

M E M O R A N D U M

August 2, 1994

To: Ron Whitehead

From: J. B. Cline

Enclosed is the offer you requested, thanks for the opportunity to quote.

Hobart and I will be out of the Town for the next six weeks, however I can be reached at the following phone number:

August 6th to 27th - 303-259-4402

Hobart can be reached at:

303-247-5592

If need be, we can fly back to Dallas if given a few days notice.

The above numbers are in Durango Colorado. When I leave Durango on August 28th I will be visiting friends in Idaho and from there we plan to go to Glacier National Park.

You also can reach us by calling our office in Addison 239-3771 and leaving a message on the Answering Machine. A secretary picks up our messages daily.

The conditions I referred to in the offering letter, include curb cuts, utilities, tap and sleeves for utilities, medium cuts, variances on landscaping as land is restricted, quick approval and construction, zoning for restaurants, etc. We will remove warehouse and leave slab and prefer to occupy said warehouse and office until construction commences.

I will call John Baumgartner on August 10th in order to find out the Council's reaction.

Thanks again for the consideration.

Yours very truly,



J. B. Cline

cc: John Baumgartner

MCM Company dba Moses and Cline
P. O. Box 8
Addison TX 75001
Phone: 214-239-3771
FAX : 214-239-3773

Town of Addison
P. O. Box 144
Addison Tx 75001

August 2, 1994

Attn: Ron Whitehead

Dear Ron:

As per your request, we are pleased to offer for sale the following property we own. It is located at the Northwest corner of Quorum Drive and Arapaho in Addison.

As per the attached survey we are quoting three different parcels at three different prices. You will find attached a plat that is labeled A, B, and C.

We are pleased to offer this to you, subject to prior sale, at the following prices:

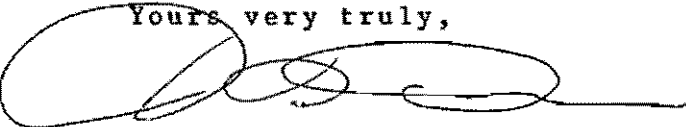
Parcel A - 2.4881 Acres - 108,380 Square Feet
Parcel B - 1.3975 Acres - 60,873 Square Feet
Parcel C - 2.8457 Acres - 123,960 Square Feet

Parcel B Only 60,873 X \$12.00 ft = \$ 730,476.00
Parcel A & B 169,253 X \$10.00 ft = \$ 1,692,530.00
Parcel A-B-C 293,213 X \$ 8.50 ft = \$ 2,492,310.00

There are certain conditions that should be a part of the contract, which we can discuss at some future date. You are aware of most of them as most transactions have such stipulations.

Thank you very much for the opportunity to offer this land to you, as we feel it is one of the prime corners left in Addison. It should appreciate in value faster than land to the North.

Yours very truly,



MCM Company
J. B. Cline

cc: John Baumgartner

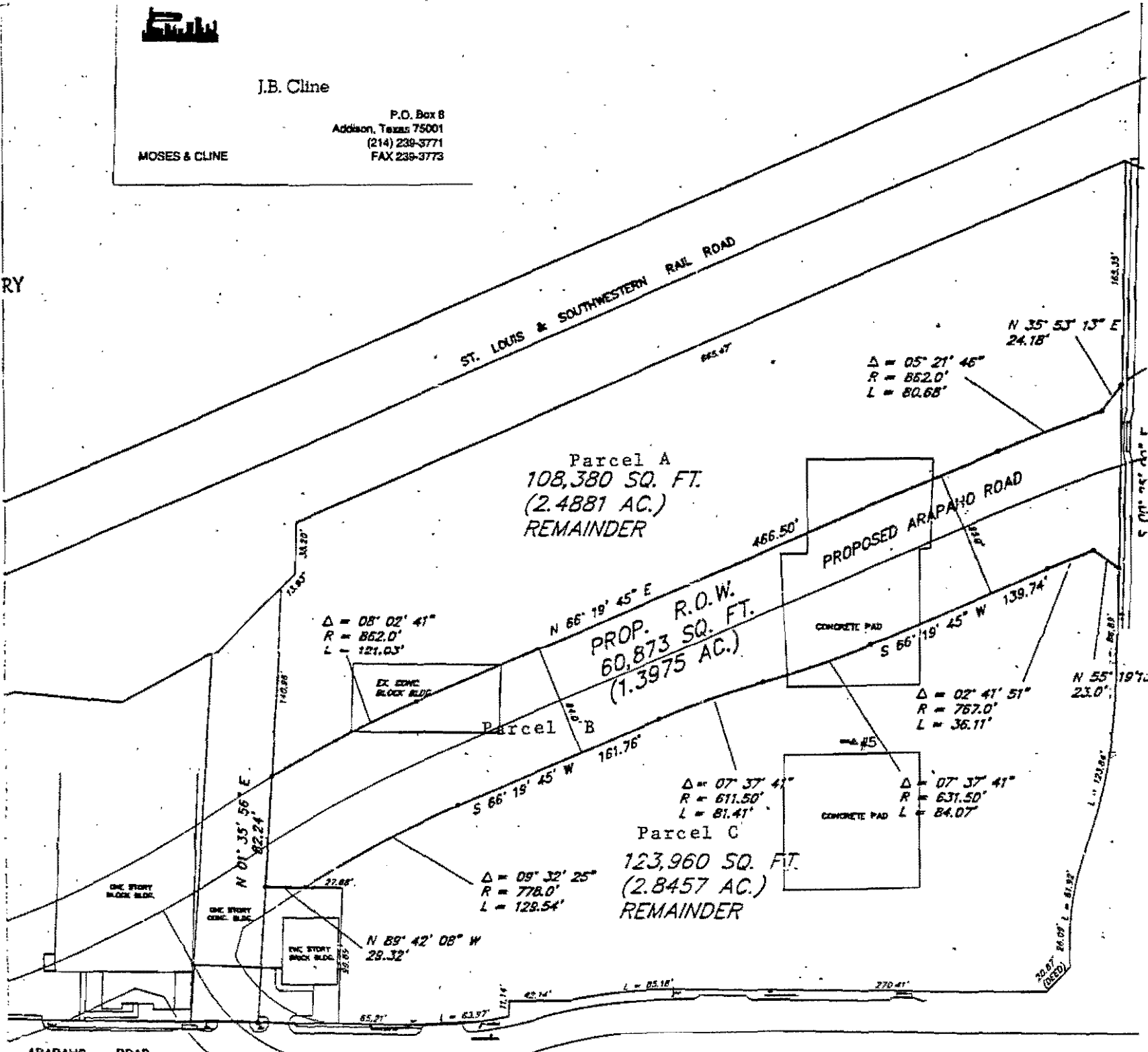


J.B. Cline

P.O. Box 8
Addicks, Texas 75001
(214) 239-3771
FAX 239-3773

MOSES & CLINE

RY



ST. LOUIS & SOUTHWESTERN RAIL ROAD

Parcel A
108,380 SQ. FT.
(2.4881 AC.)
REMAINDER

PROP. R.O.W.
60,873 SQ. FT.
(1.3975 AC.)

Parcel B

Parcel C
123,960 SQ. FT.
(2.8457 AC.)
REMAINDER

PROPOSED ARAPAHO ROAD

CONCRETE PAD

CONCRETE PAD

$\Delta = 08^{\circ} 02' 41''$
 $R = 862.0'$
 $L = 121.03'$

$\Delta = 05^{\circ} 21' 46''$
 $R = 862.0'$
 $L = 80.68'$

$\Delta = 02^{\circ} 41' 51''$
 $R = 767.0'$
 $L = 36.11'$

$\Delta = 07^{\circ} 37' 41''$
 $R = 611.50'$
 $L = 81.41'$

$\Delta = 07^{\circ} 37' 41''$
 $R = 631.50'$
 $L = 84.07'$

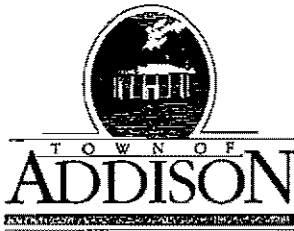
$\Delta = 09^{\circ} 32' 25''$
 $R = 778.0'$
 $L = 129.54'$

$N 89^{\circ} 42' 08'' W$
29.32'

$N 35^{\circ} 53' 13'' E$
24.18'

$N 55^{\circ} 19' 12''$
23.0'

ARAPAHO ROAD



PUBLIC WORKS DEPARTMENT

(214) 450-2871

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

June 24, 1994

Mr. Tom Ryden
Assistant Director
Bus Project Development
Dallas Area Rapid Transit
P.O. Box 66013
Dallas, Texas 75266-7212

Re: Arapaho Road
DART-LAP Allocation

Dear Tom:

As we have discussed, the town of Addison wishes to utilize its DART-LAP funds on our Arapaho realignment/extension project. Addison's single most important mobility need is relief to the congestion on Belt Line Road which adversely affects the transit operations. We have studied several alternatives for relieving the congestion. The Arapaho Road realignment /extension is clearly the most advantageous from a cost standpoint and the impact the improvements would have on adjacent properties.

Reducing the congestion on Belt Line Road can be accomplished by one of two ways, increasing the capacity of the roadway or reducing the number of vehicles using the roadway. The three methods to increase the capacity are signal/intersection improvements, grade separated intersections, and additional through lanes. The Town is in the process of initiating improvement projects at the major intersections on Belt Line Road. These improvements include new signals and additional right and left turn lanes. The Town feels that capacity of Belt Line Road will have been maximized with the completion of these intersection improvements.

Grade separated intersections and additional through lanes on Belt Line Road are unacceptable options from a cost standpoint, and the impact the improvements would have on the adjacent properties. Both options would require the acquisition of large amounts of right-of-way. In almost all cases, the needed right-of-way is presently used as a landscape buffer and for parking areas. Unfortunately, the space does not exist between the existing buildings and the roadway to relocate the landscaping and parking areas. The Town has high standards and prides itself on the landscaping that accents the streets and businesses. The elimination of the greenspace between the roadway and businesses is unacceptable.

Parking for most of the businesses and restaurants along Belt Line Road is already a precious commodity. The elimination of parking areas would likely cause the Town to pay damages in addition to the cost of the land to many of the businesses. In some instances the taking would require the Town to acquire the entire parcel and improvements. The cost of the right-of-way would be several times more than the cost of the improvements.

Belt Line Road is the center of the Town's commerce. The goal of any project that Addison would support must be to enhance and benefit the adjacent properties and businesses, not to harm them. The addition of lanes or the construction of grade separated intersections would eliminate many businesses. The improvements would also destroy the aesthetic aspects of Belt Line Road that distinguishes it from the extensions of the road in the adjoining cities.

Page Two
Tom Ryden
June 22, 1994

The Arapaho Road Project does present an option that will reduce the number of cars on Belt Line Road. Arapaho Road when completed to Marsh Lane will provide an alternate east-west route north of Belt Line Road. It will provide another route for those traveling to the Tollway and those circulating within Addison. Arapaho will also provide easy access to the proposed DART Addison Transit Center for those living in Addison, Farmers Branch, and Carrollton. Attached is a report prepared by Barton-Aschman & Associates that supports the project and identifies the benefits realized by the transit vehicles.

The Arapaho Road realignment/extension is planned in three phases:

Phase I	Dallas North Tollway to Addison Road
Phase II	Addison Road to Midway Road
Phase III	Midway Road to Marsh Lane

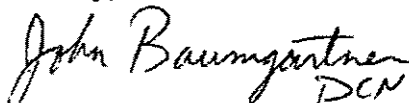
We have retained Huitt-Zollars, Inc. to design phase I. Design will start shortly. DART has approved \$1,058,000 in LAP funding for half of phase I, from the Dallas North Tollway to Quorum Drive. Attached is an application for \$1,200,000 of DART-LAP funding for the remainder of phase I, from Quorum Drive to Addison Road. It is our understanding that the \$1,200,000 is the unprogrammed amount of our LAP allocation.

We are also requesting DART to approve the use of our DART-LAP allocations for fiscal years 1995 & 1996 to partially fund the second and third phases of the Arapaho Project. The estimated construction and right-of-way costs for phases two and three total approximately \$11,000,000. Assuming Addison's 1995 and 1996 LAP allocations total approximately \$1,800,000, Addison will still be required to fund approximately \$9,200,000, or 83% of the entire project, through bonds, landowner dedications, and other grants. We are continuing to obtain right-of-way dedications as property along the route develops.

In summary, Addison feels the most cost efficient solution to reducing congestion on Belt Line Road is the realignment/extension of Arapaho Road to Marsh Lane. Arapaho Road will reduce the number of cars on Belt Line Road by providing an alternative east-west route. The reduced congestion will directly benefit the DART bus routes by reducing the travel time on Belt Line Road. Arapaho will also provide better access to the proposed Addison Transit Center. The use of DART-LAP funds for this project is justified by the benefits it provides those traveling on Belt Line Road and the commuters using DART.

If you have any questions or need additional information please call me.

Sincerely,

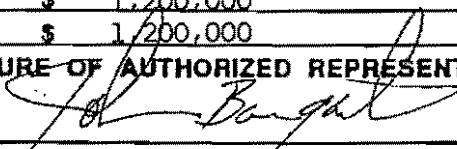
Handwritten signature of John Baumgartner in cursive script, with the initials "DCN" written below it.

John Baumgartner, P.E.
Director of Public Works


DCN

B:ARyden.ltr

APPLICATION FOR LOCAL ASSISTANCE PROGRAM

TYPE OF SUBMISSION (1) <input checked="" type="checkbox"/> Capital (C) <input type="checkbox"/> Technical (T) <input type="checkbox"/> Revision (R)		DATE SUBMITTED (2) June 24, 1994 CATEGORY CODE (see reverse) (3) <u>2</u> (4) <u>14</u> (5) _____ (6) _____ (7) _____ (8) _____	
APPLICANT INFORMATION			
LEGAL NAME (9) Town of Addison		ORGANIZATIONAL UNIT (10) Town of Addison - Engineering Dept.	
ADDRESS P.O. Box 144 City <u>Addison</u> (11) County <u>Dallas</u> (12) State <u>Texas</u> (13) Zip Code <u>75001</u> (14)		CONTACT PERSON Name: <u>John Baumgartner</u> Telephone: <u>(214) 450-2886</u>	
PROJECT TITLE (15) Arapaho Road Extension, from Quorum Drive to Addison Road			
PROJECT DESCRIPTION AND JUSTIFICATION (16) <p>This project is an extension of the Arapaho Road realignment project. It is a continuation of Phase I of the extension of Arapaho Road from the Dallas North Tollway to Marsh Lane.</p> <p>See attached report from Barton - Aschman & Associates.</p> <p>Funding requested for engineering, and construction costs, and right-of-way.</p> <p>DART Bus Route: 83</p>			
PROPOSED PROJECT Start Date <u>June, 1994</u> (17) Ending Date <u>March, 1996</u> (18)			
ESTIMATED FISCAL YEAR FUNDING		CONSTRUCTION COST DISTRIBUTION	
Federal	\$ _____ (19)	Engineering/Design	\$ 110,000 (26)
City	\$ _____ (20)	Right-of-Way	\$ 500,000 (27)
State	\$ _____ (21)	Construction	\$ 590,000 (28)
Local	\$ _____ (22)	Other	\$ _____ (29)
Other	\$ _____ (23)	Total	\$ 1,200,000 (30)
DART	\$ 1,200,000 (24)		
TOTAL	\$ 1,200,000 (25)		
SIGNATURE OF AUTHORIZED REPRESENTATIVE 		TITLE DATE SIGNED Director of Public Works 6/24/94	
FOR DART USE ONLY			
Date		Date	
To DART Staff	_____	To P&D Committee	_____
To TASC	_____	P&D Review	_____
TASC Review	_____	Approved by P&D	_____

TECHNICAL MEMORANDUM

To: John Baumgartner
From: Gary Jost 
Karen George
Date: May 27, 1994
Subject: Analysis of the Extension of Arapaho Road

This memorandum presents the findings of an evaluation of the extension of Arapaho Road in Addison, Texas. This study evaluates the benefits of the extension of Arapaho Road to DART service in the area.

BACKGROUND

The following sections provide information on existing travel demand, alternatives for enhancing east-west capacity, and existing transit routes.

EXISTING TRAVEL DEMAND

Presently, the demand for east-west capacity is served predominantly by Belt Line Road. Three factors have resulted in a heavily traveled arterial with significant congestion during the peak hours:

- (1) The combination of continuity from I-35E on the west to US 75 on the east,
- (2) a concentration of employment, retail, and residential centers along its route, and
- (3) an interchange with the Dallas North Tollway (DNT).

Recent traffic counts conducted along Belt Line Road in November 1994 revealed 24-hour volumes in excess of 50,000 vehicles, well above the design capacity of the roadway. Traffic volumes have increased along the roadway at annual rate of over three percent (3%).

ADDITIONAL EAST-WEST CAPACITY PROJECTS

The existing roadway system is shown in Figure 1. There have been several alternatives discussed for providing additional east-west capacity within the Town. These alternatives, as well as other transportation needs, were analyzed in December 1992, as part of the development of a comprehensive transportation plan to meet the existing and future needs of the Town. This plan was adopted by the Town's Council in January, 1993.

In order to provide additional east-west capacity, the Thoroughfare Plan includes both the planned Keller Springs Toll Tunnel and the extension of Arapaho Road from the DNT to Marsh Lane. Existing traffic volumes on Belt Line Road within the Town limits have prompted the

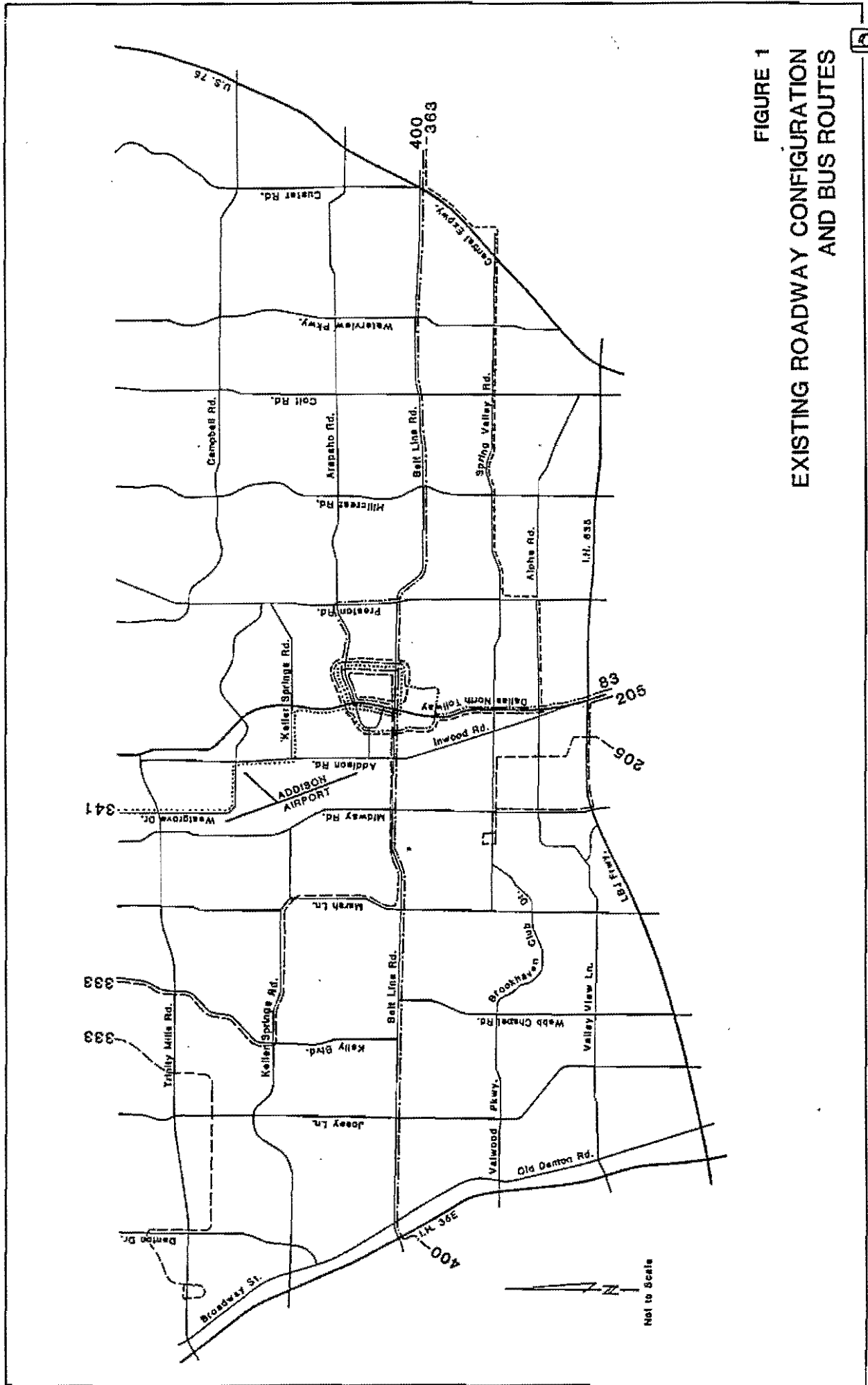


FIGURE 1
 EXISTING ROADWAY CONFIGURATION
 AND BUS ROUTES

construction of additional turning lanes at several of Belt Line Road's major intersections. Projected traffic demand will necessitate improvements of Belt Line Road beyond the implementation of additional turning lanes. The cost of improvements on Belt Line Road necessary to meet projected east-west demand would easily exceed the cost of Arapaho Road extension. Because of this, as well as the impact to adjacent properties and aesthetic considerations, the Town elected not to proceed with the additional improvements of Belt Line Road. Figure 2 illustrates the planned improvements in the area which were approved by Town Council.

Keller Springs

Keller Springs Road currently extends to the east and west from Addison Airport. Keller Springs Road extends from the Airport past Preston Road to Campbell Road on the east side of the Airport. On the west, the road continues through Carrollton to I-35E. Tunnelling under the Airport has been identified as the only feasible way to connect the eastern and western sections of Keller Springs while maintaining Airport operations. Because of the substantial cost of such a project, funding is proposed through tolls. A two-lane (one lane in each direction) tunnel with a \$.50 toll is planned. At this time, the bonds for design and construction of this facility are being sold. The planned Keller Springs Toll Tunnel chiefly links areas west of the Airport to the DNT.

Arapaho Road

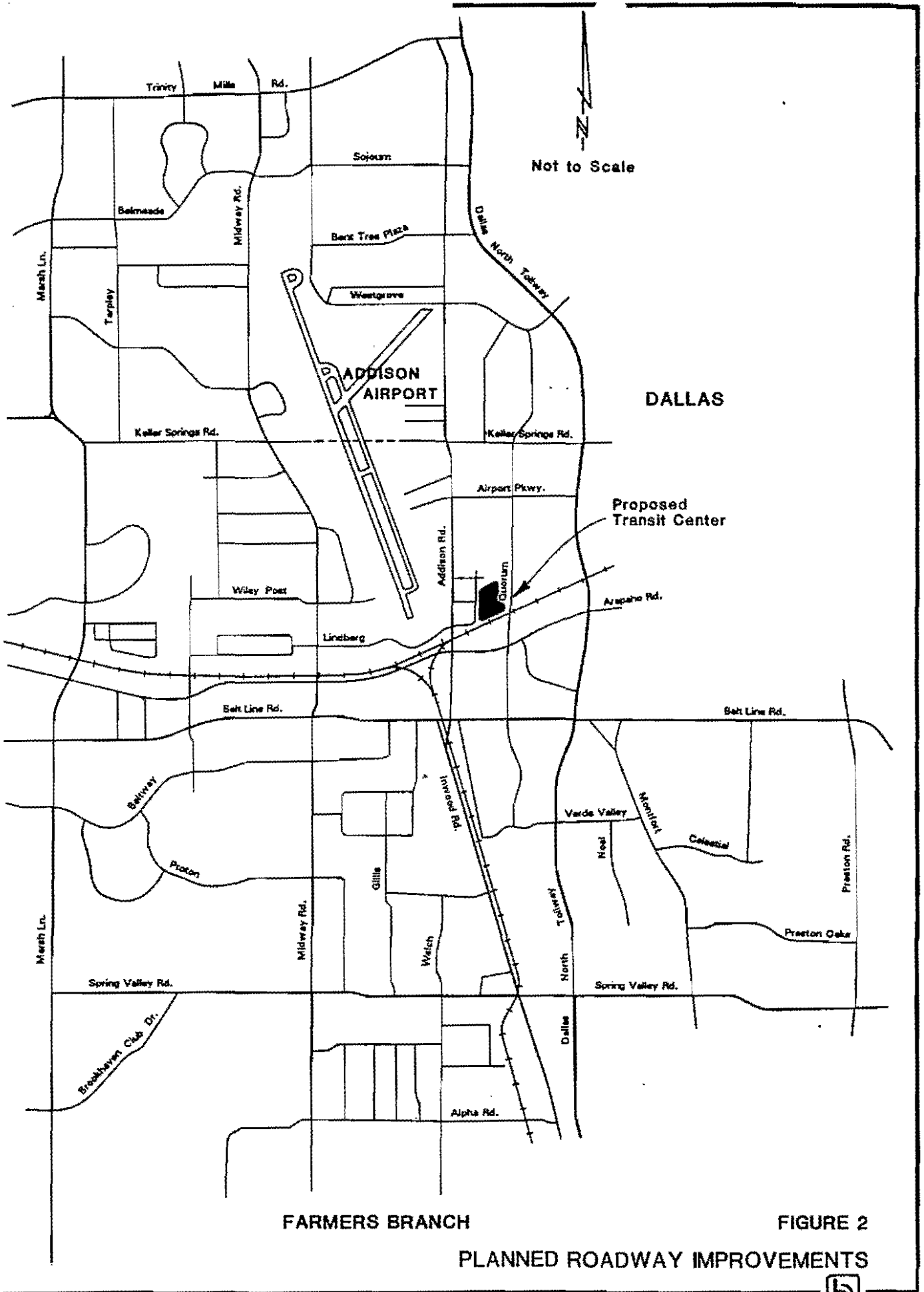
Arapaho Road is a continuous six-lane divided arterial from the DNT to US 75. West of the DNT, Arapaho intersects with Spectrum at a four-way stop, right angle intersection. The planned Arapaho extension would extend Arapaho as a four-lane divided arterial west from the DNT to Marsh Lane. The extension of Arapaho is scheduled to occur in three phases. The first phase, the realignment of Arapaho from DNT to Addison, was recently let for design. The second phase, extending Arapaho from Addison to Midway is planned for letting within the next three to four years. The third phase, extending Arapaho from Midway to Marsh is planned within the next five to ten years. The realignment and extension of Arapaho Road will serve as a relief facility for Belt Line Road and will provide a continuous circulation route for adjacent land uses.

EXISTING TRANSIT SERVICE

Currently, several bus routes traverse the study area, including routes 83, 205, 333, 341, 363 and 400. Significant transfer activity is made in the area of the existing Prestonwood Pulse Point on Prestonwood Boulevard. These transferring activities are scheduled to be relocated to a new Transfer Center located north of the Cotton Belt Rail Line and west of Quorum Drive, just north of the proposed Arapaho Road alignment. The land acquisition process for the new transfer center is currently underway. The existing bus routes in the study area and the proposed transfer center in are shown in Figure 1.

BENEFITS OF EXTENDING ARAPAHO ROAD

There are three primary benefits to transit service resulting from the extension of Arapaho Road. These three benefits: level of service (LOS) improvement, decrease in delay, and increased continuity are discussed below.



FARMERS BRANCH

FIGURE 2

PLANNED ROADWAY IMPROVEMENTS



LOS IMPROVEMENTS

An important element of the Thoroughfare Plan Development process was to provide necessary roadway capacity to meet existing and future travel demand within the Town. The effective capacity of any particular roadway is dependent on several factors, including horizontal and vertical curvature, signal spacing, signal operation, and level of access control to adjacent properties.

Considering these elements, the North Central Texas Council of Governments has developed capacities for various roadway classifications for use in their transportation planning efforts throughout the region. These planning capacities were used in determining the Town's Thoroughfare Plan. For Belt Line Road, as a six-lane divided, a daily capacity of 43,500 vehicles per day was assumed.

LOS is a qualitative measure of identifying how effectively traffic is managed along a roadway link and is defined by categories A through F. A comparison of volumes and LOS under different scenarios are shown in Table 1.

	Daily Volume Just West of Addison Rd	Link LOS	V/C	Daily Volume Just East of Marsh Ln	Link LOS	V/C
Existing Count	54,199	F	1.25	41,054	E	.95
Yr 2010 No-Build	61,000	F	1.40	41,000	E	.94
Yr 2010 w/Arapaho to Midway Rd	50,000	F	1.15	41,000	E	.94
Yr 2010 w/Arapaho to Marsh Ln	49,000	F	1.13	33,000	D	.76

The Arapaho Road extension has a clear impact in reducing the projected growth of traffic on Belt Line Road. This is important because the roadway is currently over capacity and additional growth will only increase the level of congestion.

In the vicinity of Addison Road, the Arapaho project will divert 11,000 to 12,000 vehicles per day from Belt Line Road resulting in a net improvement in LOS from the existing condition. Near Marsh Lane, the impact of the Arapaho Road extension depends on whether the extension is completed to Marsh Lane. With a Marsh Lane connection, the model predicts a 20% net diversion of traffic from Belt Line Road of about 8,000 vehicles per day with an expected improvement in the level of service. All of these reductions would have an appreciable positive impact on traffic congestion compared to conditions without the Arapaho Road project.

DECREASE IN DELAY

The existing travel time on Belt Line Road from the DNT to Marsh Lane was obtained from Town staff. The noon peak travel time by intersection is shown in Table 2. The average travel time between DNT and Marsh is 5 minutes and 52 seconds. The average speed obtained during the Noon peak over the last year is 25 miles per hour.

TABLE 2 Belt Line Road Travel Time		
Segment*	Westbound	Eastbound
Dallas Parkway - Quorum	48 secs	1 min 18 secs
Quorum - Addison	1 min 2 secs	43 secs
Addison - Beltway	33 secs	28 secs
Beltway - Midway	1 min 5 secs	55 secs
Midway - Runyon	31 secs	1 min 43 secs
Runyon - Surveyor	20 secs	17 secs
Surveyor - Commercial	17 secs	16 secs
Commercial - Marsh	55 secs	32 secs
TOTAL	5 min 31 secs	6 min 12 secs
* From one intersection through the next		

Without the extension of Arapaho Road, the volume on Belt Line Road will increase by about 7,000 vehicles per day or 700 vehicles per hour near Addison Road as shown in Table 1. This increase in traffic volume on Belt Line Road will increase the travel time on Belt Line Road. The current cycle length is 120 seconds (2 minutes) during all peaks. With the increase in volume, delay will also increase. Buses and vehicles will likely have to wait more than one cycle before clearing major intersections. This would increase the delay by two minutes for each cycle missed and also decrease the average travel speed. With Arapaho Road extended to Marsh Lane, the volume on Belt Line Road is substantially decreased (by approximately 10,000 vehicles per day), thus allowing buses to travel on Belt Line Road with less delay and at higher speeds under projected conditions without the Arapaho Road project.

ALTERNATE ROUTE

The Arapaho Road extension will provide additional opportunity for bus ridership as well as an alternative route for buses. Although there is currently not a large number of east-west bus routes servicing along Belt Line Road, the new Transfer Center, future rail service along the corridor, future development, and increases in transit usage all provide the ingredients for increased bus service in the area. The Arapaho Road extension offers an additional or alternative route for this increased service. Also, the proximity of the proposed Transfer Center to the Arapaho Road extension will allow for a more direct and less congested route to the proposed Transfer Center.

CONCLUSIONS

Based on this evaluation, the following conclusions can be drawn.

- The extension of Arapaho Road diverts traffic from Belt Line Road with associated increases in LOS and decreases in delay. This effect will be beneficial to all traffic, including DART transit vehicles using Belt Line Road.
- With the extension of Arapaho Road, DART buses will have a more convenient and less congested alternative for existing and future routes; including a more direct route to the new Transfer Center.

BEN PINNELL SUMMARY AND CONCLUSIONS (PRELIMINARY)

SUBJECT PROPERTY: Scenario II - Arapaho Road Realignment
Owner - ABP Investments III, Ltd.

PROPERTY LOCATION: NEC Arapaho Road and Addison Road, Addison,
Texas Mapsco D-14-C

PROPERTY RIGHTS APPRAISED: Fee Simple (Partial Acquisition)

SITE AREA: 2.2232 Acres (Whole Property)
Right-of-Way 0.7932 Acres (Partial Acquisition) 34,552 sq.ft.
Remainder 1.4300 Acres

IMPROVEMENT DATA: Office/Warehouse, Office, Retail
Size 35,248 SF, 9,514 SF, 2,585 SF
Yr. Built/Condition 1965-79/Fair, 1985/Good, 1985/Good

PARTIAL ACQUISITION Triangular area in the southeast corner of the tract,
including all of the Arapaho Road frontage, with a
depth of 182.24 feet along the eastern site boundary
and 29.20 feet along Addison Road

ZONING: PD-84-103 & C-1 (Commercial)

HIGHEST AND BEST USE:
As Vacant Commercial use
As Improved Continue office and retail uses; interim industrial use

ASSESSED VALUE:

Land	\$ 450,870 (\$4.66/SF)
Improvements	<u>905,620</u>
Total	\$1,356,490

VALUATION DATE: June 22, 1994

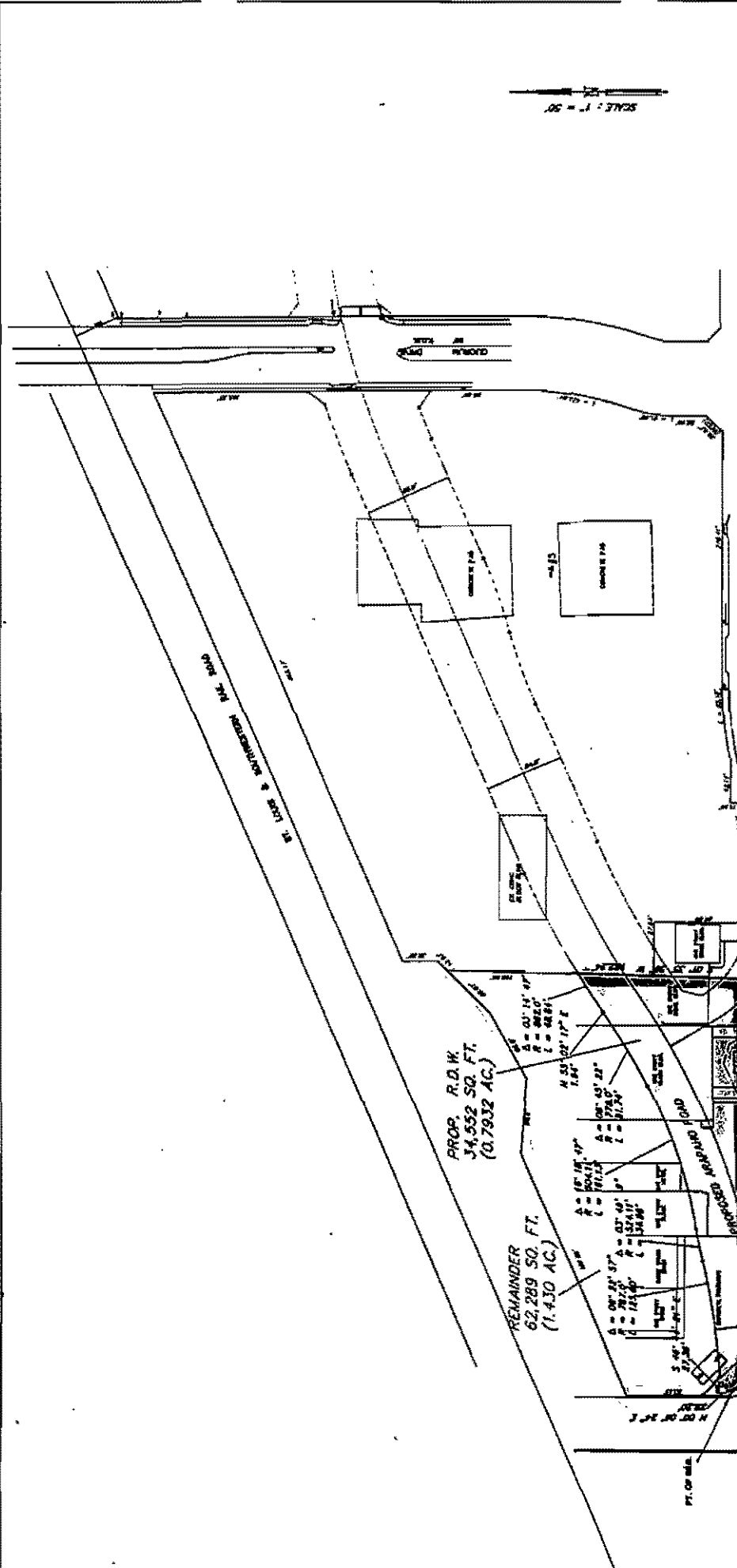
ESTIMATES OF VALUE - WHOLE PROPERTY:

	\$ 2,554,435
Cost Approach (Retail/Office Improvements)	\$ 1,380,000
Sales Comparison Approach	\$ 970,000
Income Approach	NA
Interim Use Value (Industrial)	\$ 204,435

DETERMINATION OF COMPENSATION:

Market Value of Whole Property	\$ 2,554,435
Value of Remainder Before	\$ 1,799,650
Value of Remainder After	\$ 1,541,150
Value of Damages	\$ 258,500
Cost to Cure	\$ 55,360
Market Value of Part Taken	\$ <u>754,785</u>
Total Compensation for the Acquisition	\$ 1,068,645

All values stated above are subject to the Assumptions and Limiting Conditions included in this report. Preliminary findings based on plans provided as of 6/22/94.



SCALE: 1" = 30'

of right turn lane
 PROPOSED RIGHT-OF-WAY
 FINNELL PROPERTY
 ARAPAHO ROAD ALIGNMENT

NO.	DATE	DESCRIPTION

BARTON-ASCHMAN ASSOCIATES, INC.
 1000 W. 10th St., Suite 1000, Denver, CO 80202
 (303) 733-1000

PARSONS TRANSPORTATION GROUP
 1000 W. 10th St., Suite 1000, Denver, CO 80202
 (303) 733-1000

ANALYSIS OF PROPOSED ACQUISITION - SCENARIO II (RIGHT TURN LANE)

The proposed acquisition is a triangular area consisting of 0.7932 acres (34,552 SF) of land located in the southeastern corner of the whole property. It includes all of the Arapaho Road frontage, with a depth of 182.24 feet along the eastern site boundary and 29.20 feet along Addison Road (the western property line).

Due to the unique size and shape characteristics, the proposed acquisition has no potential for independent utility separate from the whole property and the highest and best use of this parcel is as part of the whole property. Since the land of the proposed acquisition is not a viable economic unit because of its unique size and shape, a value estimate cannot be supported by a direct comparison by comparable land sales in the market. As a result, the land value of the proposed acquisition will be valued as a part of the whole property, which was \$10.00/SF.

As discussed previously, the subject site is improved with a combination of improvements including a convenience store that is attached to a three-story office building, which are located on the western portion of the property at the northeast corner of Arapaho Road and Addison Road, and four industrial buildings that house a light manufacturing process located on the eastern portion of the tract. Fuel sales are part of the convenience store business, with a pump island located near the southwest corner of the tract, and underground fuel storage tanks located to the south of the office building in its drive and parking area. These underground fuel storage tanks and associated underground piping and are located in the proposed acquisition area. Above ground improvements include part of the concrete and asphalt paved drive and parking areas, landscaping located along Arapaho Road, and parts of three of the industrial buildings. The office parking spaces include brick pavers resting on a 6" concrete base. The professionally installed landscaping includes oak trees, crape myrtles, junipers (as well as other plants), grass, edging, underground irrigation and an ornamental light standard with five globes.

As a result of the proposed acquisition, a majority of the two largest buildings will be lost due to the project. Considering the shape and size of the remaining buildings after the acquisition, they will be left unusable and are considered to be a total loss to the owner. Although not all of the fuel-related equipment is located within the proposed acquisition area, the loss of those items that are located within the proposed ROW will render the remaining items useless. The items included in this category include the dispensers and protective canopy, signage, miscellaneous electronic monitoring equipment, above and below-ground mechanical equipment, emergency stop button and intercom. The loss of these items that are located outside of the acquisition area, but rendered useless as a result

Analysis of Proposed Acquisition, Cont'd.

of the loss of associated items located within the acquisition area, are recognized in this section of the report.

There appears to be adequate area on the subject parcel to allow relocation of the lost off-street parking spaces on the east side of the office building, after the removal of the industrial buildings. Additionally, complimentary landscaping can be reestablished along the Arapaho Road frontage to the south, and added to the east of the office. The multi-story building was constructed with a brick veneer exterior wall along its east side in anticipation of the future removal of the adjacent industrial building and the exposure of that side. Therefore, it is not necessary to cover the existing exterior wall with brick; however, upon relocation of the parking spaces, building access will be less convenient since the only points of access are located along the south and north sides. In order to maintain the same utility of the building after the project as before, it is necessary to provide a doorway in the east wall. Since no windows are located in the east wall on the second and third level, which are already exposed, it is not necessary to provide windows on the ground floor.

We have redesigned the site plan in order to provide the property owner with 16 off-street parking spaces, which would replace the 8 spaces that are located along the Arapaho Road frontage, and the spaces located adjacent to the south side of the building that may be too close to the new ROW to be useable. As a result, they have the same number of parking spaces after the project as they had before. Relocation of the parking spaces will require some ground preparation and paving. Construction of a new doorway in the east wall will require demolition, remodeling, reconstruction, and installation of the door and a protective canopy, similar to the south entrance. This plan is believed to be capable of maintaining the utility of the building. This cost will be recognized in the Analysis of Remainder After Taking section of this report.

Based on the preceding analysis of the value of the interim income to the industrial improvements, that value is \$204,435. Our analysis assumes that the city will be allowed access to the remainder of the whole property to demolish the portion of the office/warehouse that is not located within the acquisition area. The cost of demolition and removal of debris will be borne by the city.

The value of the proposed right-of-way area and associated improvements can be calculated as follows:

Analysis of Proposed Acquisition, Cont'd.

PART TAKEN

Land Area	34,552 SF @ \$10.00/SF =	\$ 345,520
Structures (Interim Income)		\$ 204,435
Fuel-Related Equipment		\$ 153,890
Paving		\$ 45,940
Landscaping		\$ <u>5,000</u>
Total		\$ 754,785

The preceding cost estimates have been obtained from the *Marshall Valuation Service* published by the Marshall & Swift Publication Company, and interviews of local contractors.

Considering all components contributing value to the proposed acquisition, its market value and depreciated cost are estimated as follows.

MARKET VALUE OF THE PROPOSED ACQUISITION

Value of the Land	-	\$ 345,520
Value of the Improvements	-	<u>409,265</u>
TOTAL VALUE		\$ 754,785

APPRAISAL CONSULTATION GROUP

3003 Carlisle Street, Suite 112
Dallas, Texas 75204
(214) 979-0060

March 4, 1994

Mr. David C. Nighswonger, P.E.
Town of Addison
16801 Westgrove Drive
P.O. Box 144
Addison, TX 75001

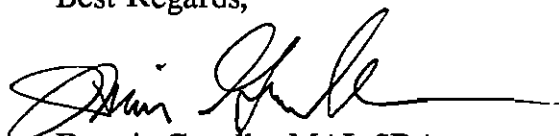
RE: Our meeting of 2/25/94

Dear David:

This is just a note to let you know that both Rusty and I enjoyed meeting with you last week.

As a point of interest you may want to know about a professional organization which has a local chapter. The International Right-of-Way Association (IRWA) is made up of engineers, appraisers, lawyers and other real estate professionals. It might be a good group to become familiar with as you develop your network of contacts for upcoming projects. If you have any interest just let me know.

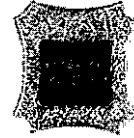
Best Regards,


Dennis Gruelle, MAI, SRA

Shuler, Osenbaugh & Associates
Real Estate Counseling Group
Appraisers — Consultants

Brian E. Shuler, MAI

Charles L. Osenbaugh, MAI, SRA, ASA



February 28, 1994

John Baumgartner, P. E.
Director of Public Works
Town of Addison
16801 Westgrove Dr.
P. O. Box 144
Addison, Texas 75001

Dear Mr. Baumgartner:

It was a pleasure meeting with you and David last Friday. As you requested, enclosed is a sample copy of an appraisal report for condemnation purposes. Also, the following is a few of the attorneys and clients that we have worked with recently. Feel free to give these individuals a call regarding our past work history.

Richard G. Rogers	Rogers & Wright, P.C.	520-3800
William B. Steele, III	Locke Purnell Rain Harrell	740-8492
Jim Griffin	Texas Turnpike Authority	522-6200

If you have any further questions, do not hesitate to contact me.

Sincerely,

Brian E. Shuler
Brian E. Shuler, MAI

cc: David Nighswonger

APPRAISAL CONSULTATION GROUP

3003 Carlisle Street, Suite 112
Dallas, Texas 75204
(214) 979-0060

BUSINESS REFERENCES
for
APPRAISAL CONSULTATION GROUP

ATTORNEYS:

Mr. Ed Snyder
City of Plano
1520 Avenue K
P.O. Box 860358
Plano, TX 75086
(214) 578-7125

Mr. Tino Ramirez
Ramirez & Associates, P.C.
Stemmons Place
2777 Stemmons Freeway, Ste. 933
Dallas, TX 75207-2227
(214) 637-0933

Mr. Andrew T. Fifield
Attorney at Law
Sifford & Anderson
6300 NationsBank Plaza
901 Main
Dallas, TX 75202
(214) 742-1200

RIGHT OF WAY:

Mr. Maurice Holloway
Right-of-Way Agent
City of Plano
1520 Avenue K
Plano, TX 75086-0358
(214) 578-7152

Mr. John Howell
Right-of-Way Agent
City of Carrollton
1945 Jackson Road
Carrollton, TX 75011-0535
(214) 466-3200

Ms. Chris Harrington
Right-of-Way Agent
City of Farmers Branch
P.O. Box 819010
Farmers Branch, TX 75381-9010
(214) 247-3131

Mr. Doug Janeway
Right-of-Way Agent
City of Irving
825 W. Irving Blvd.
Irving, TX 75015-2288
(214) 721-2611

OTHER CLIENTS INCLUDE:

Texas Department of Transportation
Dallas County
City of Dallas
North Richland Hills
City of Grapevine

Trinity River Authority
Southwest Bell Telephone
TU Electric
DART

2 413 960 812



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1983

To	Moses + Clinic
Street and No.	PO Box 8
P.O. Box and Zip Code	Addison TX - 75001
Postage	\$.32
Collection Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$ 2.52
Postmark or Date	

WATER

Reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4, 5, 6, 7.
- Print your name and address on the reverse of this form so that we can return this card to you.

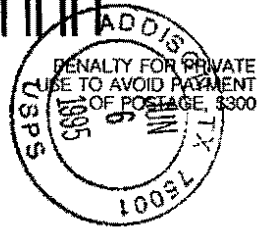
I also wish to receive the following services for an extra fee:

Address _____
 Delivery for fee _____
 Receipt forandise _____
 if requested _____
 RECEIPT

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business



Print your name, address and ZIP Code here

Town of Addison
Public Works Dept
PO Box 144
Addison Tx 75001

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1. Addressee's Address
- 2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
 Mr. J. B. Cline - Mr. H. L. Moses
 MCM Company
 P.O. Box 8
 Addison Tx 75001

4a. Article Number

- 4b. Service Type
- Registered Insured
 - Certified COD
 - Express Mail Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)
[Handwritten Signature]

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

Thank you for using Return Receipt Service.

7 413 960 812



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

to <i>Moses + Clive</i>	
Street and No.	<i>Post Box 8</i>
P.O. Box and Zip Code	<i>Addison Tx 75001</i>
Postage	<i>\$.32</i>
Carrier Fee	<i>1.10</i>
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	<i>1.10</i>
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	<i>\$ 2.52</i>
Postmark or Date	<i>Water</i>

RETURN RECEIPT

... if requested
... Receipt for
... handles
... Delivery
... for fee.
... Address

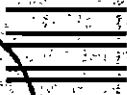
SENDER:
Complete items 1 and/or 2 for additional services.
Complete items 3, 4, and 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
Print your name and address on the reverse of this form so that we can return this card to you.

... also wish to receive the following services (for an extra fee):

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business



Print your name, address and ZIP Code here

Town of Addison
Public Works Dept
PO Box 144
Addison TX 75001

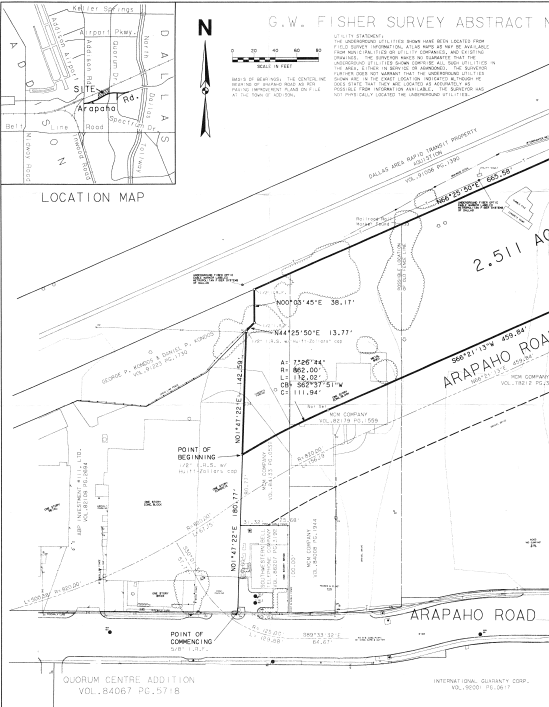


LOCATION MAP

G.W. FISHER SURVEY ABSTRACT NO. 482



QUALITY STATISTICS:
THE UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM FIELD SURVEY INFORMATION. ATLAS TAPING IS NOT AVAILABLE FROM THE UTILITY OWNERS OR LOCAL GOVERNMENTS. THE UTILITY OWNERS INDICATED THAT THE UNDERGROUND UTILITIES SHOWN ARE AS OF THE DATE INDICATED IN THE SURVEY. THE SURVEYOR HAS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. THE SURVEYOR HAS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. THE SURVEYOR HAS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY.



2.511 AC.

ARAPAHO ROAD (PROPOSED)

ARAPAHO ROAD (EXISTING)

QUORUM CENTRE ADDITION
VOL. 84067 PG. 57-18

INTERNATIONAL SILVANIA CORP.
VOL. 90209 PG. 66-17

LEGEND

ELECTRIC — ONE
 ○ LIGHT POLE
 ○ POWER POLE
 ○ TEL. POLE
 ○ TELEPHONE MANHOLE
 ○ TELEPHONE PERISCOPE
 ○ TELEPHONE BOX
 ○ GAS METER
 ○ GAS VALVE

WATER — TWO
 ○ WATER METER
 ○ WATER VALVE
 ○ WOOD PIPE
 ○ CAST IRON PIPE
 ○ CAST IRON PIPE ON TRENCH
 ○ CALCIUM CEMENT PIPE
 ○ FIBRE GLASS PIPE

SEWER — THREE
 ○ SEWER MANHOLE
 ○ SEWER CLEANOUT

- LAND DESCRIPTION**
- THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.
 - THENCE S15° 00' 00" East along the S.W. Corner, Section No. 482, Town of Addison, Dallas County, Texas, and being more particularly described as follows.

SURVEYOR'S STATEMENT

To: MEM Company

I hereby state the plan herein is an accurate representation of the property as described by survey the lines and dimensions of said property being indicated by the size, the location and type of symbols and markers as shown on drawings, notes or otherwise shown on the foundation of the property and the distance from the nearest adjoining street or road is as shown on said plan. The survey was prepared and conducted in accordance with the laws of the State of Texas, and the survey was made and conducted in accordance with the laws of the State of Texas, and the survey was made and conducted in accordance with the laws of the State of Texas.

G.W. Fisher
 G.W. FISHER
 Registered Professional Land Surveyor
 Texas Registration No. 4122
 2-15-1992

2.511 AC. BOUNDARY SURVEY

Being in the G.W. Fisher Survey,
 Abstract No. 482
 Town of Addison, Dallas County, Texas

HUITT - ZOLLERS

Prepared For: **Moss & Co Inc**
 1000 West Loop South, Suite 4100
 Houston, Texas 77027

Date: **11-11-2011** Project No: **11-11-2011**

Drawn By: **DL 11/11/2011**

ALL RIGHTS RESERVED BY THE SURVEYOR
 THIS SURVEY IS VALID IN THE STATE OF TEXAS
 ANY REPRODUCTION OR USE OF THIS SURVEY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED
 THE SURVEYOR ACCEPTS NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THIS SURVEY
 THE SURVEYOR'S OFFICE IS AT 1000 WEST LOOP SOUTH, SUITE 4100, HOUSTON, TEXAS 77027
 TELEPHONE (713) 861-8888 FAX (713) 861-8889
 WWW.HUITTZOLLERS.COM