

PH

1997 Keller Springs Tunnel PW  
Correspondence

1997

**FAX TRANSMITTAL**

AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 13  
DALLAS TEXAS 75251  
FAX 972 788 1583  
PHONE 972 788 1608



THE CAN-DO SPIRIT THAT GETS THE JOB DONE

DATE / TIME: 10/10/97 8:02 AM PROJ. NO: 1020702603 DNT-269  
DELIVER TO: John Baumgartner PROJ. NAME: TTA/ADDISON/F-OPTIC  
AFFILIATION: Town of Addison FAX NO.: 972/450-2837  
FROM: Bob Chasey  
There will be 2 page(s) following this sheet.

**COMMENTS:**

Mr. Baumgartner, attached please find a letter and map concerning the tour that Ron Davis is planning to attend on Monday afternoon at the North Texas Tollway Authority's Barrier Plaza 2 Command Center. This copy is just for your information.

*If transmission is incomplete or unclear, please call Bob Chasey at 972/789-2664.*

ORIGINAL TO FOLLOW VIA: n/a

AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 15  
DALLAS TEXAS 75261  
FAX 972 788 1503  
PHONE 972 788 1508

THE CAN-DO SPIRIT THAT GETS THE JOB DONE



October 13, 1997

Mr. Ron Davis  
Captain of Police  
Addison Police Department  
4799 Airport Parkway  
Addison, Tx 75001

**RE: Tour of Barrier Plaza 2 (Command Center)  
TTA/ADDISON/F-OPTIC  
AAI Project No. 1020702603, DNT-269**

Dear Mr. Davis:

As we agreed, the following Aguirre Corp. people will join you in a tour of the North Texas Tollway Authority's Barrier Plaza 2 Command Center on Monday, 10/13/97, at 2:30 pm:

Ken Duncan	Electrical Engineer
Rodney Welch	Electrical Engineer
Bob Chasey	Project Coordinator

The purpose of the tour is to allow you to view the Dispatch/Dallas North Tollway (DNT) Monitoring operation; to ask questions concerning the future monitoring of/and response to emergencies in, the Addison Airport Tunnel; and for Aguirre personnel to determine the best path to bring the fiber-optic backbone into the building.

The attached map should provide the necessary travel information. We will all meet in the lobby of the operations building (Ops. Bldg.) at 2:30 after parking in either lot. Please call me at 972/789-2664 if you have any questions.

Sincerely,

**AGUIRRE**corporation

Bob Chasey  
Project Coordinator

cc: Attendees  
Jim Pace/NTTA  
Frost Gardner/Aguirre  
John Baumgartner/Town of Addison



PROFICIENT SERVICE WITH A CAN-DO SPIRIT

HALLMARK CENTER

DALLAS NORTH

KELLER SPRINGS RD.

TOLLWAY

THE MADISON BUILDING

PARKING LOT 1

OPS. BLDG.

PARKING LOT 2

BARRIER PLAZA 2 CANOPY

SOUTHBOUND SERVICE ROAD (ONE WAY ONLY)

PARK IN EITHER LOT

TOUR BEGINS HERE

LBJ



AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 15  
DALLAS TEXAS 75251  
FAX 972 788 1583  
PHONE 972 789 1508



THE CAN-DO SPIRIT THAT GETS THE JOB DONE

August 11, 1997

Mr. Ron Davis  
Captain of Police  
Addison Police Department  
4799 Airport Parkway  
Addison, Tx 75001

**RE: Tour & Meeting at Addison Police Dispatch Dept.  
TTA/ADDISON/F-OPTIC  
AAI Project No. 9603.03 DNT-269**

Dear Mr. Davis:

As we have agreed, the following personnel will meet at your dispatch department (at 4799 Airport Parkway) on Thursday, 8/14/97, at 9:30 am to tour the department and obtain necessary information concerning our design of the fiber-optic backbone to connect the Addison Airport Tunnel security/surveillance system with your dispatch department:

Ken Duncan/Aguirre	Electrical Engr./F-O Designer
Rodney Welch/Aguirre	Electrical Engr./Project Mgr.
Bob Chasey/Aguirre	Project Coordinator
Jack O'Neill/JMA	Security System Consultant to Aguirre
Jim Pace/TTA	Director of Maintenance

Please call me at 972/789-2664 if you have any questions.

Sincerely,

**AGUIRRE**corporation

A handwritten signature in cursive script that reads "Bob Chasey".

Bob Chasey  
Project Coordinator

cc: Attendees  
Pete Davis/TTA  
Frost Gardner/Aguirre  
John Baumgartner/Town of Addison

# MEETING REPORT

AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 15  
DALLAS TEXAS 75251  
FAX 972 788 1583 HONE 972 788 1508



THE CAN-DO SPIRIT THAT GETS THE JOB DONE

-DATE / TIME: 08-01-97 / 1:30pm      PROJ. NO.: 9603.03      DNT-269  
LOCATION: Town of Addison      PROJ. NAME: NTTA / ADDISON / F-OPTIC  
PURPOSE: **Coordination for the Addison Tunnel Fiber-Optic Backbone Design Project**  
PARTICIPANTS: Bob Chasey/Aguirre      Bob Wallingford/Addison Fire  
Rodney Welch/Aguirre      Mark Metoker/Addison Fire  
Ken Duncan/Aguirre      Larry Wright/Addison Fire  
Pete Davis/NTTA      Rob Bondorant/Motorola Inc.  
Jeff Markiewicz/Town of Addison      Jim Mantos/Motorola Inc.  
John Baumgartner/Town of Addison      Ron Davis/Addison Police  
Jim Pierce/Town of Addison      H. Wayne Ginn/Ginn Corp.  
Beth Bormann//City of Carrollton      Jack O'Neill/JMA (Aguirre)  
Don Wignall/Carrollton Fire  
Steven Davis/Carrollton Comm.  
  
DISTRIBUTION: Participants      Keith Howman/HDR  
Frost Gardner/Aguirre      Jim Pace/NTTA  
Gillett Cobb/HNTB

*The following information is assumed to be correct unless a written reply is received within ten days from receipt of this memo.*

DISCUSSION	ACTION BY
<p>The purpose of this meeting was to have an initial meeting with the Town of Addison to obtain direction concerning the basic design of the fiber-optic backbone to support the Addison Airport Tunnel security/surveillance system.</p>	
<p>1.1 An emergency response plan needs to be generated ASAP and Pete Davis hopes it will come out of this project. Pete Davis will coordinate this effort with the Department of Public Safety and the Town of Addison.</p>	PDavis
<p>1.2 The Addison Police and Fire Departments are going to have authority in the tunnel, but the DPS will also have a presence.</p>	
<p>1.3 The Barrier Plaza 2 (BP2) Command Center, at Dallas North Tollway and Keller Springs, will support the Addison Airport Tunnel.</p>	
<p>1.4 800 MHZ radio communication needs to be provided for the Addison Tunnel for use in emergencies. The City of Carrollton will provide the service, with Motorola designing the system. Pete Davis will coordinate this effort.</p>	PDavis
<p>1.4.1 Addison Police/Fire wants radio communication in the tunnel and Pete Davis will meet with the people involved to design. This should start ASAP and be in place during construction. The construction company's radio frequency should be the same as the Addison Police/Fire Department's frequency.</p>	PDavis
<p>1.5 The Fiber-optic infrastructure is in place in certain areas within the Town of Addison. Aguirre should refer to companies: MFS, MCI, SWBell, TCI to discuss possible use of their facilities.</p>	BChasey

# MEETING REPORT

AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 15  
DALLAS TEXAS 75251  
FAX 972 788 1583 HONE 972 788 1508

THE CAN-DO SPIRIT THAT GETS THE JOB DONE



- 1.5.1 Along Addison Road, there are poles on the east side and some poles on the west. Aguirre may want to cross underground at the Keller Springs Road intersection.
- 1.5.2 On Old Keller Springs Road there is a pole line available.
- 1.6 Generally speaking an overhead route probably makes more sense than underground.
- 1.7 All emergency signals will go to the dispatch department at the Addison Police station and not to the fire department.
- 1.8 12 cameras are planned for the (1600') Addison Tunnel and these would be full color.
  - 1.8.1 The Addison Tunnel Tollplaza has 6 cameras - all full color.
  - 1.8.2 The electrical room at the Addison Tollbooth collects signals and sends 8 image signals from the Tunnel cameras back to wherever they are required.
  - 1.8.3 The dispatch department at the Addison Police Department has room for only 1-10" color monitor.
- 1.9 Aguirre wants a meeting with the Addison Police dispatch department to determine what signals they want and obtain physical information about the department and the building. Aguirre will coordinate with Ron Davis to set up this meeting.
- 1.10 Addison Police questioned if 2-way communication could be possible in the Tunnel.
  - 1.10.1 They would like Dispatch to be able to talk to Tunnel patrons.
  - 1.10.2 Per Jack O'Neill, this would require many microphones and would be costly.
- 1.11 Addison Police/Fire personnel could go to the Barrier Plaza 2 (BP2) Command Center to develop a course of action at the time of an emergency.
- 1.12 Fire alarms are to be zoned with the nearest cameras.
- 1.13 Pete Davis will get the Addison Police and Fire Department 3-4 sets of HDR drawings (for the design of the Tunnel) for them to review.
- 1.14 A signal feed to the City of Carrollton Police Department may be needed and they will let Aguirre know.
- 1.15 No progression traffic light control exists now within the Town of Addison.
- 1.16 Jeff Markiewicz of the Town of Addison, will provide Aguirre with all of the drawings they have for all possible routes between the Addison Airport Tunnel, Barrier Plaza 2 and the Addison Police Station.

BChasey

PDavis

JMarkiewicz

# MEETING REPORT

AGUIRRE CORPORATION  
12700 PARK CENTRAL DR FLOOR 15  
DALLAS TEXAS 75251  
FAX 972 788 1583PHONE 972 788 1508

THE CAN-DO SPIRIT THAT GETS THE JOB DONE



1.17 Jeff Markiewicz of the Town of Addison, will also provide Aguirre with the names and phone numbers of all utility companys in the possible route areas (ie. Cable company, electric, gas, sewer, etc.).

JMarkiewicz

1.18 Jack O'Neill passed out renderings of the design of the security/surveillance system (computer screens and operational diagrams) planned for use on the President George Bush Turnpike (PGBT) for information.

END OF MEETING REPORT

Submitted by:

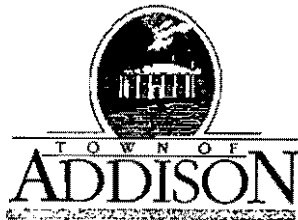
AGUIRREcorporation

A handwritten signature in cursive script that reads "Rodney Welch".

Rodney Welch  
Project Manager



JB



**PUBLIC WORKS DEPARTMENT**

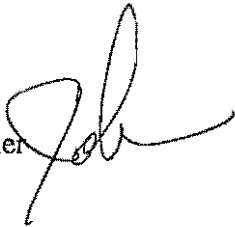
Post Office Box 144 Addison, Texas 75001

871

16301 westgrove

**MEMORANDUM**

To: Ron Whitehead

From: John Baumgartner 

Date: May 20, 1997

Subject: Temporary Traffic Signal - Keller Springs at Addison Road

Utility relocation has begun on Keller Springs Road at Addison Road as part of the Keller Springs Tunnel project. This utility relocation includes the Town's traffic signal controller and signal poles on the west side of Addison Road. Prior to moving the existing equipment it will be necessary to install temporary poles, span wires, and signal heads.

In an effort to expedite the process and not delay the Texas Turnpike Authority, we accepted written quotations from three signal contractors. The low bid is \$17,850 from North Texas Signal Systems. The \$17,850 for this signal work will be refunded to the Town of Addison from the Texas Turnpike Authority.

Staff is requesting that Council accept the low bid submitted by North Texas Signal Systems for the relocation of the traffic signal equipment at the intersection of Keller Springs Road and Addison Road.

**KELLER SPRINGS AT ADDISON ROAD**  
**SIGNAL RELOCATION FOR**  
**TEXAS TURNPIKE AUTHORITY CONSTRUCTION**

- Relocate existing control cabinet from the south west corner to the north east or south east corner of Keller Springs at Addison Road to include concrete pad for cabinet.
- Install 4 each wood poles with guy wires.
- Install 2 each 100' +/- double span wire (to tether signal heads).
- Install 1 each 100' +/- single span wire.
- Install 3 each three (3) section heads on span wire 2 west bound, 1 south bound.
- Install 1 each five (5) section heads on span wire, south bound.
- Relocate existing three (3) section head at south west corner from steel pole install on wood pole.
- Relocate Opticom, signs, and pedestal lights at south west and north west corners from steel poles, install on wood poles and/or spans.
- Remove existing poles, arms, caps, and pedestrian buttons from site and deliver to Town of Addison Service Center, 16801 Westgrove Drive, Addison, Texas 75248. Piers to be removed by others.

Coordinate with TU Electric and relocate power (meter - riser - wire) to new TU pole location to provide a complete service. NOTE: This work will be inspected by the Town of Addison Building Inspection Department. A permit is required (at no fee) and this work is to be performed by a licensed with the Town of Addison Master electrician and the work performed by not less than a Journeyman electrician.

May 8, 1997



1702 South Highway 121: Suite 303  
Lewisville, Texas 75067

TELEPHONE (972) 438-4938  
FAX (972) 420-6367

## FAX COVER SHEET

SENDING PAGE(s) 2 PLEASE CALL IF YOU HAVE PROBLEMS VIEWING THIS FAX.

ATTENTION: BRUCE ELLIS

RE: QUOTATION

COMMENTS:

BRUCE HERE IS THE QUOTE ON THE TEMPORARY SIGNAL AT KELLER SPRINGS AND ADDISON RD. I HOPE YOU CAN USE IT. IF YOU HAVE ANY QUESTIONS PLEASE GIVE ME A CALL.

THANK YOU.

RICK LOPEZ  
NORTH TEXAS SIGNAL SYSTEMS, INC

# Quotation



1702 South Highway 121; Suite 303  
Lewisville, Texas 75067  
Voice: (972)436-4938  
Fax: (972)420-6367

Quote Number:  
1135

Quote Date:  
May 14, 1997

Page:  
1

Quoted to: CITY OF ADDISON  
16801 WESTGROVE  
ADDISON, TX 75248  
USA

Att: BRUCE ELLIS

Customer ID		Good Thru	Payment Terms	Project Name	
CITY OF ADDISON		6/13/97	Net 30 Days		
Quantity	Item	Description		Unit Price	Extension
1.00		INSTALL TEMPORARY TRAFFIC SIGNAL AT KELLER SPRINGS AND ADDISON RD. NTSS WILL REUSE CONTROLLER, SIGNAL LIGHTS, AND OPTICOM SYSTEM.		17,850.00	17,850.00 0.00 0.00
				Subtotal	17,850.00
				Sales Tax	
				Total	17,850.00

**Notes and Exclusions:**  
NO TAX HAS BEEN PROVIDED  
SERVICE TO BE ARRANGED BY NTSS, BUT NO POWER COMPANY CHARGES ARE  
INCLUDED BY NTSS

**DURABLE  
SPECIALTIES, INC.**

\*\*\*\*\*FAX ROUTE SHEET\*\*\*\*\*

DATE: 5-8-97 FAX #: 9450-2837

TO: TOWN OF ADDISON

ATTN: BRUCE

FROM: J. BRYAN

SUBJ: TEMP SIGNALS @ ADDISON ROAD & KELLER SPR.

NUMBER OF PAGES FAXED INCLUDING COVER: 3

REMARKS: \_\_\_\_\_

TOTAL Price TO complete ATTACHED  
WORK : \$ 18,750.00

IF YOU DID NOT RECEIVE ALL COPIES, NOTIFY SENDER AT:  
1-972-296-6324

RETURN FAX # 1-972-780-7411

THANK YOU!

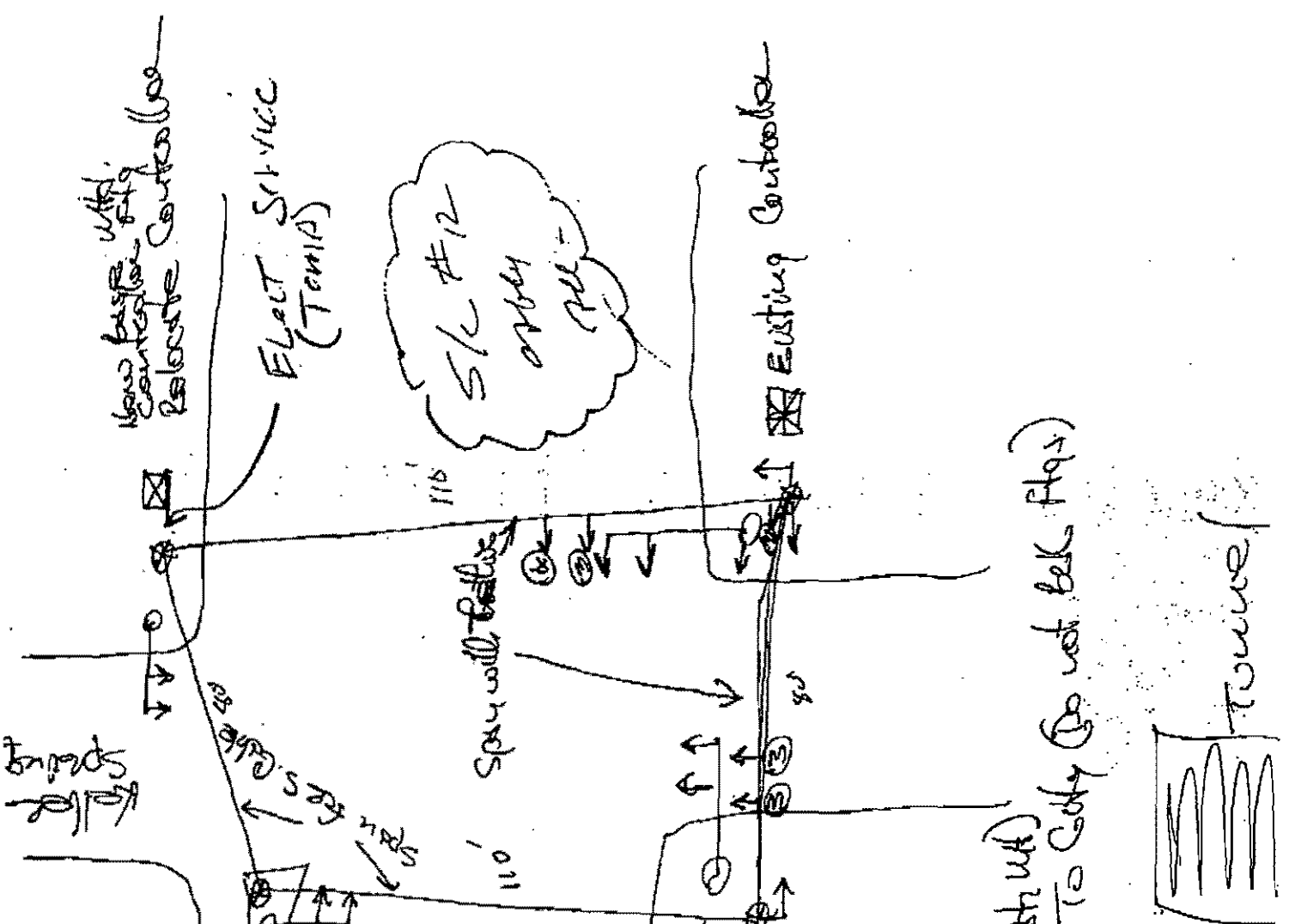
*J. Bryan*

SCOPE OF WORK:  
ADDISON RD / KELLER SPRINGS

INSTALL WOOD POLES	4 ea
INSTALL DOWN WUY/CONC.	6 ea
3/8 SPIN WIRE	1,500 LF (APPROX)
" " " HARDWARE	L. SUM
5C #12 CABLE	850 LF (APPROX)
RELOCATE OPTICOM SYSTEM	L. SUM
REM. SIGNAL Poles & HEADS	2 each.
TO ADDISON	
Relocate - Red HEADS	2 each.
TO WOOD POLES w/CONDUIT	
REWIRE TEMP OXID	2 each.
SIGNAL Poles	
POUR CONTROLLER PAD	1 each
CONDUIT FROM CONTROLLER	L. SUM
PAD TO WOOD Pole	
ELECT. SERVICE TO New CONTR	1 each.
SIGNAL HEADS TEMP.	5 each.
FROM D.S.I. (LOANED	
TO ADDISON)	

TOTAL EST. PRICE \$ 18,750.00

JCB



Addison Rd

- Spun Approx 100' Spun
- 4 Section 110 Spun with
- 3 Pole with
- 3 Pole with
- Double Poles - No Buttons with Poles
- with Poles
- Damon Gray's Relocatable Option (Furnish w/)
- Remove with Poles & Deliver to City (Do not take Flgs)
- Remove
- Remove Cable
- Remove Cable

INT-10-01 10M 00104 TEL O ELECTRIC SERVICE TEL NO 214 565-1081 FAX

# Mel's Electric

1810 S. Akard St.  
Dallas, Texas 75215  
214 - 565-1074

Fax : 214 - 565-1081

Subject of this Transmittal : KELLER SPRING & ADDISON RD. (SIGNALS)

Number of Pages to Follow : 1

Attention Of : BRUCE

Date : 5-19-97

From : TIM KEIERLEBER

Notes :



714 MEL'S ELECTRIC SERVICE, INC.  
 1810 S. AKARD STREET, DALLAS, TEXAS 75215 214/565-1074 FAX-214/565-1081  
 BID QUOTATION

PROJECT NAME:  
 TEMP SIGNALS (ADDISON RD & KELLER SPRINGS)

ARCH. OR ENG.

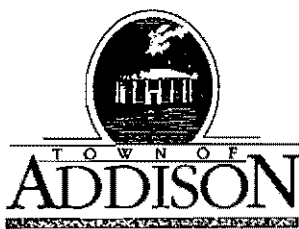
BID DATE : 5-19-97

LOCATION  
 ADDISON, TEXAS

TOTAL  
 BID = \$34,680.00

Item	Description	Quan.	Unit Price	Per *	Extended Price *
1	TEMP. SIGNALS	1.000	\$34,680.00	LS *	\$34,680.00 *
	NOTES: Bid quotation does NOT include bonding, OR engineering			*	*
	START DATE of JULY 1st			*	*

MATERIALS	\$12,481.66
LABOR, OVERHEAD, PROFIT, ETC	\$22,198.34
<b>TOTAL BID PRICE</b>	<b>\$34,680.00</b>



CITY MANAGER'S DEPARTMENT

Post Office Box 144 Addison, Texas 75001-0144

• (214) 450-7000 • FAX (214) 960-7684

5300 Belt Line Road

May 19, 1997

Mr. James W. Griffin, P.E.  
Executive Director  
Texas Turnpike Authority  
3015 Raleigh Street  
Dallas, Texas 75219

Re: <sup>1</sup> North Dooley Road Connector

Dear Mr. Griffin:

The Town of Addison is glad to see the tunnel project finally started after all these years of planning, designing, and acquiring the property. We are pleased to be a part of this process and are looking forward to working with the TTA, your consultants and contractor to complete this project expeditiously.

As I understand our current situation, there are two issues that I would like to bring to closure on this project.

First, I am concerned that the proposal regarding the Dooley Road/Kellway Circle connection provides little more than a driveway/fire lane connection.

While this may meet basic access needs, it does not appear to be a standard roadway section and may impact the two existing businesses. Since the bids were less than the engineering estimate, we thought we might have an opportunity for a better solution. We respectfully request that the TTA explore the option of constructing a bridge/road over the west portal, buy the investor owned property or create a standard roadway connector to Kellway with an appropriate building setback and adequate site visibility.

Our second issue concerns incident response, monitoring and communication within the tunnel itself. Obviously, we are concerned how that process will be managed and what role we need to undertake.

Our agreement on this issue is vague and we would like to start the process so we can understand each other's needs and make sure provisions are made to facilitate the safe and efficient response to incident management. You and I have spoken about this in the past and I think we want the same things.

Mr. James Griffin  
May 19, 1997  
Page Two

It is important to me that the appropriate representatives from the Town and TTA come together so we can develop the necessary agreements to cover these two issues.

I will call you next week to set up a meeting to address these issues during the week of May 26, 1997.

Sincerely,

A handwritten signature in black ink that reads "Ron Whitehead". The signature is written in a cursive style with a large, looped "R" and "W".

Ron Whitehead  
City Manager

✓cc: John Baumgartner

*Kellersprings  
Tunnel*

March 5, 1997

Mr. James R. Underwood  
President  
Addison Airport Business Owners' Association, Inc.  
P.O. Box 165  
Addison, Texas 75001

Dear Jim:

Thank you for providing us copies of your recent correspondence to the FAA. It appears from the letters that there continues to be a misunderstanding between your organization and the Town of Addison.

For years, the Town of Addison has looked for ways to provide for continued growth of the airport and community as a whole. One aspect necessary for economic health is a quality roadway system that moves people and goods efficiently. After many studies, the City Council determined that several improvements were necessary in Addison to provide for the additional growth in and around the Town. The improvements include intersection improvements on Belt Line Road, the realignment and extension of Arapaho Road, and the connection of the east and west ends of Keller Springs under the airport.

In 1990 the Town of Addison, with the help of Carrollton, the City of Dallas, and Dallas County, interested the Texas Turnpike Authority (TTA) in building the Keller Springs tunnel to benefit the citizens and business community in North Dallas County. Consequently, as with most projects of this magnitude, there is some impact to the adjacent property. The law requires that the TTA pay fair market value for the property and originally offered the Town \$1.25 million for the airport property necessary for the project. We had the appraisal reviewed by our real estate experts and successfully had the TTA increase their settlement with the Town to \$1.416 million because we had the best interests of the property owners in mind.

The Town is now required to use these proceeds on the airport to meet our obligations to investors, tenants, the operator and the FAA. Of this \$1.416 million, we will pay over \$1 million to various investors to acquire their leasehold interest in the property.

The next issue that we have to resolve is that almost three acres of property will be used for the tunnel. Some of this property is currently being used for Keller Springs Road and will continue to provide access to airport property. To offset this, the Council authorized staff on February 25, 1997 to pursue the purchase of three additional acres of property to provide for continued development at the airport. We are hopeful that this acquisition will be completed within 12 months.

Mr. James Underwood  
March 5, 1997  
Page Two

Town staff understands that 44 hangar spaces will be affected by this project, including 19 patio hangars, 23 tee hangars and 2 jet hangars. A total of 21 aircraft are currently stored in these facilities. At this time there is an excess of hangar space on the field with several facilities used for predominantly non-aviation purposes. It appears that between five and ten aircraft of the 750 based aircraft may be placed on a waiting list for hangar space without requiring investors to displace non-aviation uses. Our research shows however, that ample space is available on the field for all based aircraft.

As we have discussed, the Town of Addison is not in the business of constructing hangar facilities but lets the marketplace determine when facilities should be constructed. We did however explore two options to construct new hangars at the south terminal tie down area. The first option had the Town constructing the facilities with the proceeds from TTA. After fairly compensating our investors and the operator, it was determined there were not sufficient funds remaining from the toll tunnel project to construct the hangars and ramps. In the second option, a private investor looked at the development and they were not able to make the economics work without a significant subsidy from the Town to merit their investment.

When our operating agreement with AATI expires December 31, 2000 there may be some additional funds available to invest in the airport. In the meantime, we would encourage the AABOA to put together a group of on-field tenants with a long-term interest in the airport to build aircraft storage facilities, if the demand and the economics warrant their construction.

We do not believe these actions violate the terms of our grant agreements with the FAA and are confident that the FAA will be satisfied with our efforts to mitigate the impact of the tunnel project. Roads are constructed on airports all the time and we believe that the tunnel project and the airport can co-exist. The Town is already in the process of replacing 3 acres of property, we are compensating the affected investors, and are evaluating construction of new hangar facilities by private investors.

We encourage your support of the project to provide for the continued success of the airport and the community as a whole.

Please call me if you have any questions or need additional information.

Sincerely,

Ron Whitehead  
City Manager

File 1997  
KSR -  
not needed  
JPS

## ENTRY AND USE PERMIT

### 1. Owner/Zachry

The Town of Addison ("Owner") is the owner, and Addison Airport of Texas, Inc. ("AATI") the Landlord, of the property located in the County of Dallas, Texas and warrant that they have the authority as Owner and Landlord to enter into this agreement with:

H. B. Zachry Company ("Zachry")  
P.O. Box 531558  
Grand Prairie, Texas 75053  
Telephone: (972) 262-8898  
Fax: (972) 264-5597

### 2. Purpose

The Owner's/Landlord's property identified in Attachment A, Zachry has excess material from its Job, Keller Springs Tunnel and is willing to place it on Owner's/Landlord's property.

### 3. Fill

The fill material imported by Zachry will be material excavated from the Keller Springs Tunnel consisting of soil and rock. The areas where fill will be placed will be agreed upon by Zachry's Project Manager, AATI, and the Town of Addison's Public Works Director. The following conditions apply to the placement of fill:

- A. Zachry will not dump any hazardous or toxic materials on the property.
- B. The fill material shall consist of soil and rock material.
- C. No concrete, rebar, pipe, trash, or rock larger than 12 inches in any dimension is permitted as fill material.
- D. Fill shall be placed in accordance with the grading plan developed for this project and approved by the Town of Addison Director of Public Works.
- E. Fill shall be placed in 8" lifts and compacted to a minimum of 95% standard proctor at 0 to +3% optimum moisture. Test results from an independent lab shall be provided by Zachry to verify compactive effort.
- F. Fill shall be covered with 6" inches of top soil and Bermuda grass shall be re-established by July 1998.
- G. Fill material shall be leveled daily.
- H. The Town of Addison or AATI reserve the right to terminate this agreement with 48 hours notice.
- I. The Town of Addison or AATI reserve the right to stop all fill operations on the airport when the operation conflicts with aviation activity or when the safety of aircraft is perceived to be in danger.
- J. Each driver will have a radio and have undergone communications training with the control tower prior to accessing the airport.

### 4. Indemnity

Zachry indemnifies and holds The Town of Addison and AATI harmless against any loss or damage caused by Zachry's construction operations. Zachry will furnish an insurance certificate naming the Town of Addison and AATI as additional insured's.

Owner further states that it is unaware of any required city permits.

Except as provided in this paragraph 4, there will be no charges between the parties. Owner will not pay Zachry for the fill and Zachry will not pay Owner for the dumping privilege.

4. Agreement

This is the complete agreement between the parties and can be amended only in writing signed by both parties.

5. Law

This agreement will be subject to the law of the State of Texas and venue is Dallas County, Texas.

6. Term

This agreement is effective on the date of the Owner's signature and shall expire on the earlier of the time May 1998, or until Zachry has no further use for the dump site, or when terminated by paragraph 3-H.

*EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 1997.*

**OWNER:**

**H. B. ZACHRY COMPANY**

By: \_\_\_\_\_  
Authorized Representative  
Town of Addison

By: \_\_\_\_\_  
Brian Salerno,  
North Texas Area Manager

Address: P.O. Box 144  
Addison, Texas 75001  
Telephone: (972) 450-2871  
Fax: (972) 450-2837

Address: P.O. Box 531558  
Grand Prairie, Texas 75053-1558  
Telephone: (972) 262-8898  
Fax: (972) 264-5597

**LANDLORD:**

**ADDISON AIRPORT OF TEXAS, INC.**

By: \_\_\_\_\_  
Authorized Representative  
Addison Airport of Texas, Inc.  
Address: 4505 Claire Chennault  
Addison, Texas 75248  
Telephone: (972) 248-7733  
Fax: (972) 248-2416

QUICK FAX OFFICE MAX  
 DATE: [ ] OF [ ] PAGE: 2  
 TO: JOHN RAUMBAUER FROM: LEO  
 CO: [ ] MINOR EDITS CO: [ ] MADE: TUNAKS  
 FOR: Plesse Revell

DRAFT



**QUESTIONS ABOUT THE KELLER SPRINGS TUNNEL**

(revised as of 2/25/97)

**1. Why is the Town constructing the tunnel?**

Belt Line Road was designed to accommodate 40,000 cars per day. Current traffic counts are 68,000. The Town has identified several projects to relieve some of the east-west traffic congestion. The cornerstones of this plan are the Keller Springs tunnel project and the realignment/extension of Arapaho Road.

**2. When is construction scheduled to start?**

Bids were opened February 20, 1997. Demolition of existing buildings and taxiways will take place from February through April. Relocation of utilities will be completed by mid-April at which time the actual tunnel construction will begin, pending the acquisition of the necessary right-of-way.

**3. When will it be completed?**

Target date for construction completion is December 1998.

**4. What's going to happen to planes housed in the hangers scheduled for demolition and those who use nearby tie-downs? Why weren't aircraft owners given more time to make other plans?**

Hangers space is available for most of the aircraft displaced by the tunnel. For those aircraft (10-15) unable to find hanger space, tie-down space is available. The first public hearing for the project was held in September 1992 to let users of the Airport know about the plans and which areas would be affected. In addition, the Town has worked closely with the operator to acquire their interest in the property since August 1996. Because of the proprietary nature of their tenant list, AATI is reluctant to share that information with the Town. Consequently, they are responsible for providing notice to the individual, month-to-month tenants. For the past 12 months, the Town has worked, openly, with tenants who have long-term leases on record with the Town.



**5. I understand that the Airport operator (AATI) plans to sue the Town over the loss of the hanger and tie-down space.**

When government agencies purchase private land for public use, there is often disagreement over the value of property and buildings. Since the Town owns the land (which is leased to AATI), the value of the leases and the anticipated income which would be lost is their concern. The law has provisions for resolving these disputes where a paramount public necessity is at issue.

**6. Discussion of the tunnel has been going on for years, why haven't there been new hangers constructed to take care of those lost?**

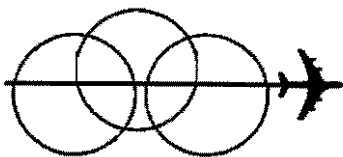
The Town of Addison has looked at two proposals to construct replacement facilities at the airport. Under the first proposal, the Town attempted to leverage the value of the property affected by the tunnel to construct the facilities. After paying the investor fair market value for their facilities, insufficient funds remained to construct the facilities. With the second proposal, an investor looked at the proposed plan and was not able to get the economics to work out to support the development without a significant subsidy from the Airport Fund.

**7. Is the Town going to buy more property to replace the areas lost by the tunnel?**

The Town is in the process of creating a new master plan for the Airport which identifies property for future development. The Town is actively pursuing the purchase of 3 acres of property to replace the land affected by the tunnel.

**8. I understand the Town declined to approve two proposed hangers in the Jet Court area which would have provided space for more aircraft.**

The Town continues to evaluate proposals from investors to construct new facilities at the airport. It is important that the economics of the proposals make sense and that the airport gets a fair return on its assets. The proposal at the jet court did not provide a return on the existing improvements past the year 2013 when the original lease expires. These facilities are owned by the Town and have a value in excess of \$1 million. Several proposals were made to investors to encourage the development, however, the investor indicated that they had to have a 40-year lease but were not willing to offer additional compensation for the value of existing improvements. In essence, the investor was seeking a development subsidy, valued between \$1 and \$2 million, to support the proposed development



REC'D FEB 03 1997

**Addison Airport Business Owners' Association, Inc.**

January 31, 1997

**BOARD OF DIRECTORS**

**PRESIDENT**  
James R. Underwood  
Instrument Services  
(214) 931-8525

**VICE PRESIDENT**  
Farrel Trask  
Air-O-Specialists  
(214) 931-1669

**SECRETARY**  
Corky Fledger  
Flite Electronics  
(214) 239-3791

**TREASURER**  
Corky Fledger  
Flite Electronics  
(214) 239-3791

**BOARD MEMBER**  
Randall Fledger  
Flite Electronics  
(214) 239-3791

FACSIMILE NO. 817/222-5984

Mr. Charles T. Carroll  
Program Manager, Texas Airport Development Office  
U.S. Department of Transportation  
Federal Aviation Administration  
Southwest Region  
Fort Worth, Texas 76193-0000

Dear Mr. Carroll:

Enclosed please find a copy of a letter I received, as President of the Addison Airport Business Owners Association (the "AABOA"), from Naomi L. Saunders, Manager, Airports Division, of the FAA dated January 27, 1997. In addition, please find a copy of my letter dated January 22, 1997, which I addressed to Ms. Saunders.

On January 29, 1997, Farrel Trask, Vice-President for the AABOA, and I met with Ron Whitehead, City Manager, and John Baumgartner, Director of Public Works, with the office of Rickard Beckert, Mayor for the Town of Addison. During that meeting we were discussing the proposed tunnel project referred to in the enclosed letters. We addressed the letter we received from Ms. Saunders which stated that "Any release of Federally obligated airport land centers on the premise that there is a benefit to civil aviation. The FAA does not plan to consider releasing Addison Airport land unless the Town of Addison can demonstrate the following:

- a. The land is no longer needed for aeronautical purposes.
- b. The airport is receiving fair market value for the property.
- c. The airport has an immediate need that can be accomplished using the sale proceeds."

Mr. Whitehead stated that he had spoken with you, and that you had reassured him there was not a problem as far as the FAA was concerned. With this in mind, the AABOA would like to address Ms. Saunders' letter and state our position in response.

- a. The land is no longer needed for aeronautical purposes.

AABOA: The three (3) acres of land lost to the tunnel have hangars, and patio hangars which house over sixty (60) aircraft. With an airport defined by city growth, every foot of the Addison Airport (the "Airport") is needed. The answer to "a." is that this land is needed for Airport use unless it, along with the hangars, can be replaced.

b. The Airport is receiving fair market value for the property.

AABOA: It is our understanding that the Town does not have enough funds to replace this property.

c. The Airport has an immediate need that can be accomplished using the sale proceeds.

AABOA: The Airport has NO NEED to sell this property.

It is not our position to oppose the tunnel project. However, we have been assured by the Town, at every meeting we have attended concerning the tunnel project, that the Airport property would be replaced along with the hangars, and that the displaced aircraft would be moved to this new property prior to the commencement of the tunnel project.

We are now being advised that, not only will the property not be replaced, but that the hangars will not be moved or new hangars constructed to handle the displaced aircraft. The Airport requires room for growth, not a reduction to size or facilities.

We look forward to your response, and help concerning this matter.

Sincerely,

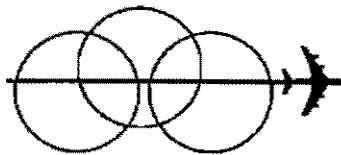
A handwritten signature in black ink, appearing to read "James R. Underwood". The signature is fluid and cursive, with a large initial "J" and "U".

James R. Underwood  
President

JU:pjt  
Enclosure

cc: Richard M. Beckert, Mayor of Addison  
Ron Whitehead, City Manager  
John Baumgartner, Director of Public Works  
Naomi L. Saunders, FAA Manager, Airport Division

**THE SPIRIT OF UNITY -**  
**Addison Airport**  
**The City of Addison**  
**Addison Airport Business**  
**Owners' Association, Inc.**



**Addison Airport Business Owners' Association, Inc.**

January 22, 1997

**BOARD OF DIRECTORS**

**PRESIDENT**  
James R. Underwood  
Instrument Services  
(214) 931-8525

**VICE PRESIDENT**  
Farrel Trask  
Air-O-Specialists  
(214) 931-1669

**SECRETARY**  
Corky Medger  
Flite Electronics  
(214) 259-3791

**TREASURER**  
Corky Medger  
Flite Electronics  
(214) 259-3791

**BOARD MEMBER**  
Randall Medger  
Flite Electronics  
(214) 259-3791

FACSIMILE NO. 817/222-5984

Ms. Naomi L. Saunders  
Manager, Airport Division  
Department of Transportation  
FAA - Southwest Region Headquarters  
Fort Worth, Texas 76193-0600

Re: Construction of the Keller Springs Road Toll Tunnel

Dear Ms. Saunders:

As the Board of Directors of the Addison Airport Business Owners Association (the "AABOA"), we would like to inform you that the above-referenced construction which is about to take place is going to seriously impact the Addison Airport (the "Airport") businesses. During a recent Airport Advisory Board Meeting, held on January 15, 1997, several issues were brought to our attention.

It is our understanding that the Town of Addison (the "Town") has no intention of replacing, for several years, four (4) acres of developed aviation property which they intend utilizing for a non-aviation purpose, the Keller Springs Toll Tunnel (the "Tunnel"). In addition, the Town plans to remove storage space for approximately sixty (60) aircraft. The Town also has no intention of replacing this storage space. While these facts are relatively new to us, we are concerned with what the FAA is willing and able to do to prevent the dismantling of the Airport which provides us our livelihoods.

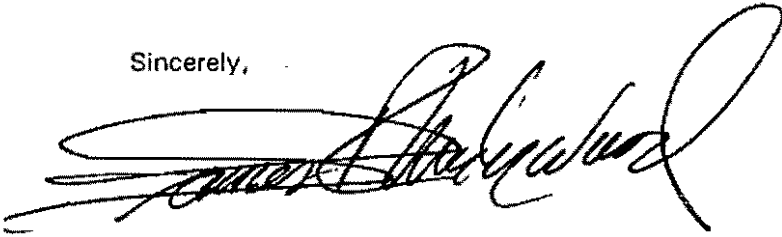
The Town has been attempting to reach a settlement with the Airport hangar owners and others who have direct financial interests in the property to be taken. However, the problem is that the Town has previously represented to the AABOA, and tenants that, both land and hangars would be replaced prior to any construction being performed. This would have minimized the impact to the indirect beneficiaries of the developed property.

Our concern, plain and simple, is that the Town is replacing aviation dedicated land with a non-aviation toll tunnel which provides no direct benefit to the aviation community. There are approximately sixty (60) spaces for aircraft in the hangars which will need to be removed in order for the Tunnel to be built. Of the aircraft being displaced from these hangars, approximately half can presently be absorbed at other locations at the Airport or surrounding off Airport properties. However, losing even half of the remaining aircraft due to the loss of storage facilities would have a detrimental effect on our businesses. Each and every aircraft, along with the storage capability, translates into fuel sales, avionics work, and aircraft maintenance, in addition to fuel flowage fees to maintain the Airport, all of which keep our businesses thriving and the Town active and alive. Future growth for these type of aircraft on the Airport becomes much more difficult as well.

Finally, there were discussions and concerns expressed at the Airport Board Meeting that the Airport might be placed in FAA non-compliance because of grant assurance violations. What we derived from the Airport Meeting is that the Town is going to willfully choose to proceed with the Tunnel project without obtaining official approval from the FAA. Does this mean that available funding for the Airport will not be granted?

We would like to know what you, the FAA, can and will do to prevent the violation of the Airport, our businesses, and the grant assurances. We would be very grateful if you would allow us to meet with you at your earliest possible convenience to discuss any of these issues. Please feel free to contact me at 972/931-8525. We look forward to hearing from you.

Sincerely,



James R. Underwood  
President



Farrel Trask  
Vice-President



Corky Pledger  
Secretary/Treasurer



Randall Pledger  
Board Member

JU:pjt

cc: Richard M. Beckert, Mayor of Addison  
Sam Stuart, President/Addison Airport of Texas  
Farrel Trask, Vice-President/AABOA  
Corky Pledger, Secretary & Treasurer/AABOA  
Randall Pledger, Board Member  
AABOA Members



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Southwest Region  
Arkansas, Louisiana,  
New Mexico, Oklahoma,  
Texas

Fort Worth, Texas 76193-0000

JAN 27 1997

Mr. James R. Underwood  
President  
Addison Airport Business  
Owners' Association, Inc.  
P.O. Box 165  
Addison, TX 75001

Dear Mr. Underwood:

Thank you for your letter dated January 22, 1997, concerning the proposed Keller Springs Road Toll Tunnel.

The Federal Aviation Administration (FAA) has not released Addison Airport land the Texas Turnpike Authority says it needs to construct the tunnel. Any release of Federally obligated airport land centers on the premise that there is a benefit to civil aviation. The FAA does not plan to consider releasing Addison Airport land unless the Town of Addison can demonstrate the following:

- a. The land is no longer needed for aeronautical purposes.
- b. The airport is receiving fair market value for the property.
- c. The airport has an immediate need that can be accomplished using the sale proceeds.

If you have any questions or we can be of further assistance, please contact Mr. Charles T. Carroll, Program Manager, Texas Airport Development Office at (817) 222-5654.

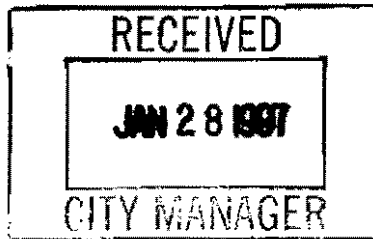
Sincerely,

Naomi L. Saunders  
Manager, Airports Division

cc: Mr. John Baumgartner, Director of Public Works, Town of Addison, P.O. Box 144, Addison, TX 75001-0144

**Celebrating 50 Years of Airport Development**

COPY



3015 Raleigh Street • P.O. Box 190369  
Dallas, Texas 75219  
Phone 214/522-6200  
Fax 214/528-4826

January 27, 1997

Addison Airport of Texas, Inc.  
4505 Claire Chenault Drive  
Addison, Texas 75248

CERTIFIED NO. P 638 432 984  
RETURN RECEIPT REQUESTED

Attn: Mr. Sam Stuart  
President

Re: DNT 237 - Acquisition of Right-of-Way  
Addison Airport Toll Tunnel

Gentlemen:

The Texas Turnpike Authority, an agency of the State of Texas (the "TTA"), will construct the Addison Airport Toll Tunnel, a two-lane roadway and tunnel crossing under Addison Airport from the intersection of Keller Springs and Addison Roads on the east to the intersection of Keller Springs and Midway Roads on the west (the "Project"). Addison Airport of Texas, Inc. ("AAT") holds a ground leasehold interest in a substantial portion of the right-of-way required for the Project.

The TTA expected that the Town of Addison (the "Town"), which is the ground lessor of the AAT property, would acquire on behalf of the TTA the necessary releases and agreements from AAT and all tenants and subtenants of airport land and/or improvements required for the Project. The TTA understands that there have been extensive negotiations between the Town and AAT to that end.

The Town recently notified the TTA that it is unable to agree with AAT as to the amount of damages resulting from the acquisition of AAT interests for the Project. Because of the length of time that elapsed during negotiations between AAT and the Town, immediate possession of AAT leasehold property located within the Project right-of-way or otherwise affected by the Project is necessary for the timely construction of the Project. The property necessary for the Project is described in the attachments to this letter. It is the same property that has been the subject of AAT negotiations with the Town.

---

MEMBERS: JERE W. THOMPSON, JR., CHAIRMAN, DALLAS • LUTHER G. JONES, JR., VICE CHAIRMAN, CORPUS CHRISTI  
ANNE S. WYNNE, AUSTIN • DONNA R. PARKER, FORT WORTH • DAVID M. LANEY, DALLAS • LORRAINE PERRYMAN, ODESSA  
TOMAS CARDENAS, JR., EL PASO • DAVID E. BERNSEN, BEAUMONT • LEAH RAY S. WROTEN, FAIRVIEW • RAUL A. BESTEIRO, JR., BROWNSVILLE  
NATHIELYNE A. KENNEDY, HOUSTON • DONALD D. DILLARD, DALLAS • JAMES W. GRIFFIN, EXECUTIVE DIRECTOR • JIMMIE G. NEWTON, SECRETARY • SUSAN A. BUSE, TREASURER

AN AGENCY OF THE STATE OF TEXAS

Addison Airport of Texas, Inc.

January 27, 1997

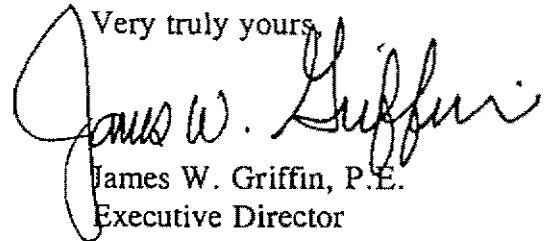
Page 2

The TTA has, by statute, the power of eminent domain which may be exercised in the manner typical of other state agencies. Additionally, it has the right to acquire necessary property by a procedure commonly known as "quick take" pursuant to Sections 361.137 and 361.138 of the Texas Transportation Code. The TTA is having the AAT leasehold interest, together with any related sublease interests, appraised. Once that appraisal is complete, and assuming a settlement cannot be reached in the interim, the TTA intends to file a declaration of taking whereupon it shall take possession of the necessary property that is currently subject to the AAT leasehold. The appraised value of the leasehold and subleasehold interests affected by the Project shall be deposited to the registry of the court at that time. That appraised value may differ from the amounts previously offered by the Town to AAT and its subtenant in settlement.

Even if the parties cannot settle this matter within the immediate future, an eminent domain action can be postponed (and with the additional time for negotiation, perhaps ultimately avoided) if AAT and the subtenant will execute the enclosed form of Right of Entry. This document will permit the TTA to commence its construction activities while settlement negotiations continue.

The TTA regrets that it may be necessary to file a declaration of taking or other eminent domain action with respect to a portion of the AAT leasehold interest. Failing to either settle this matter or obtain a suitable right of entry, the TTA may be compelled to exercise those rights in order to meet its construction schedule and various bond obligations for the Project.

Very truly yours,

A handwritten signature in cursive script that reads "James W. Griffin". The signature is written in black ink and is positioned above the printed name and title.

James W. Griffin, P.E.  
Executive Director

cc: Engineering  
LPRH  
Ginn Corporation  
Town of Addison

nlg





U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Southwest Region  
Arkansas, Louisiana,  
New Mexico, Oklahoma,  
Texas

Fort Worth, Texas 76193-0000

JAN 27 1997

Mr. James R. Underwood  
President  
Addison Airport Business  
Owners' Association, Inc.  
P.O. Box 165  
Addison, TX 75001

Dear Mr. Underwood:

Thank you for your letter dated January  
proposed Keller Springs Road Toll Tunnel

The Federal Aviation Administration (FAA) has not released Addison Airport land the Texas Turnpike Authority says it needs to construct the tunnel. Any release of Federally obligated airport land centers on the premise that there is a benefit to civil aviation. The FAA does not plan to consider releasing Addison Airport land unless the Town of Addison can demonstrate the following:

- a. The land is no longer needed for aeronautical purposes.
- b. The airport is receiving fair market value for the property.
- c. The airport has an immediate need that can be accomplished using the sale proceeds.

If you have any questions or we can be of further assistance, please contact Mr. Charles T. Carroll, Program Manager, Texas Airport Development Office at (817) 222-5654.

Sincerely,

**Original Signed By  
Naomi L. Saunders**

Naomi L. Saunders  
Manager, Airports Division

cc: Mr. John Baumgartner, Director of Public Works, Town of Addison, P.O. Box 144, Addison, TX 75001-0144

*John  
talk to Bruce  
w/ Bankston  
TU*



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Southwest Region  
Arkansas, Louisiana,  
New Mexico, Oklahoma,  
Texas

Fort Worth, Texas 76193-0000

JAN 27 1997

Mr. James R. Underwood  
President  
Addison Airport Business  
Owners' Association, Inc.  
P.O. Box 165  
Addison, TX 75001

Dear Mr. Underwood:

Thank you for your letter dated January 22, 1997, concerning the proposed Keller Springs Road Toll Tunnel.

The Federal Aviation Administration (FAA) has not released Addison Airport land the Texas Turnpike Authority says it needs to construct the tunnel. Any release of Federally obligated airport land centers on the premise that there is a benefit to civil aviation. The FAA does not plan to consider releasing Addison Airport land unless the Town of Addison can demonstrate the following:

- a. The land is no longer needed for aeronautical purposes.
- b. The airport is receiving fair market value for the property.
- c. The airport has an immediate need that can be accomplished using the sale proceeds.

If you have any questions or we can be of further assistance, please contact Mr. Charles T. Carroll, Program Manager, Texas Airport Development Office at (817) 222-5654.

Sincerely,

Naomi L. Saunders  
Manager, Airports Division

cc: Mr. John Baumgartner, Director of Public Works, Town of Addison, P.O. Box 144, Addison, TX 75001-0144

**Celebrating 50 Years of Airport Development**

I am in receipt of your letters dated December 9 and 16 regarding the Airport. I understand from John Baumgartner that you will be out of town for the holidays until some time after the first of the year. After that time, I would like to have the opportunity to visit with you and respond to your comments and concerns.

Best wishes for a Merry Christmas and Happy New Year.

*letter from  
attorneys, not  
Rest*

**Town of Addison - Business Property**  
Sorted By Street: EDDIE RICKENBACKER ST

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

						SQ FT	VALUE	VAL/SF		
Address:	4511	EDDIE RICKENBACKER ST	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00	
Name:	AIRPORT FLYING SCHOOL			YR BLT	1975	BLDG	13,600	\$137,310	\$10.10	
Owner:	BERT CORRY			<u>Improvement Description</u>	SPTB	F1	TOTAL	\$137,320	\$10.10	
Legal:	ADDISON AIRPORT	BLDG K-2	IMPTS ONLY	18 HANGER	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000K20000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS			MAP	4-Y	[Empty Box]		
-----										
Address:	4545	EDDIE RICKENBACKER ST	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00	
Name:	ADDISON FLIGHT LENTER			YR BLT	1955	BLDG	17,400	\$146,160	\$8.40	
Owner:	ASSOCIATED AIR CENTER			<u>Improvement Description</u>	SPTB	F1	TOTAL	\$146,170	\$8.40	
Legal:	ADDISON AIRPORT	BLDG A-4	IMPTS ONLY	18 HANGER	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000A40000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS			MAP	4-Y	[Empty Box]		

**EDDIE RICKENBACKER ST**

Sub-total Land	2	\$20
Sub-total Bldg	31,000	\$283,470

**Town of Addison - Business Property**  
Sorted By Street: FRANK LUKE ST

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

						SQ FT	VALUE	VAL/SF	
Address:	4701	FRANK LUKE ST	Previous Owner	STORIES	0	LAND	48,352	\$145,060	\$3.00
Name:				YR BLT	0	BLDG	0	\$0	\$0.00
Owner:	AIRPORT LAND DEV		<u>Improvement Description</u>	SPTB	CI	TOTAL		\$145,060	\$0.00
Legal:	WILLIAM LOMAX ABST 792 PG 581	1.11 AC	819 FR ADDISON RI	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000905448250100	Prop Cls:	410 COMMERCIAL - VACANT PLOT L	MAP	4-U				
-----									
Address:	4709	FRANK LUKE ST	Previous Owner	STORIES	0	LAND	26,572	\$132,860	\$5.00
Name:				YR BLT	0	BLDG	0	\$0	\$0.00
Owner:	METROPORT REALTY	CORPORATION	<u>Improvement Description</u>	SPTB	CI	TOTAL		\$132,860	\$0.00
Legal:	WILLIAM LOMAX ABST 792 PG 581	TR 23 ACS .61		EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000905448260000	Prop Cls:	410 COMMERCIAL - VACANT PLOT L	MAP	4-Q				
-----									
Address:	4727	FRANK LUKE ST	Previous Owner	STORIES	0	LAND	33,105	\$99,320	\$3.00
Name:				YR BLT	0	BLDG	0	\$0	\$0.00
Owner:	U S DEPT OF ENERGY		<u>Improvement Description</u>	SPTB	CI	TOTAL		\$99,320	\$0.00
Legal:	AWECO	TR 1 ACS 0.76	VOL9116	EXEMPT	X	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000905448280100	Prop Cls:	410 COMMERCIAL - VACANT PLOT L	MAP	4-U				
-----									
Address:	4740	FRANK LUKE ST	Previous Owner	STORIES	1	LAND	128,210	\$384,630	\$3.00
Name:	PERSONAL WAY AVIATION			YR BLT	1992	BLDG	31,222	\$698,010	\$22.36
Owner:	METROPORT REALTY	CORPORATION	<u>Improvement Description</u>	SPTB	F1	TOTAL		\$1,082,640	\$34.68
Legal:	PERSONAL WAY AVIATION	ACS 2.9433	19 T-HANGER	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10006700000000000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
-----									
Address:	4757	FRANK LUKE ST	Previous Owner	STORIES	2	LAND	52,272	\$156,820	\$3.00
Name:	FIRST TEXOMA HEALTH CARE			YR BLT	1979	BLDG	11,719	\$284,160	\$24.25
Owner:	HOME INTERIORS & GIFTS	INC	<u>Improvement Description</u>	SPTB	F1	TOTAL		\$440,980	\$37.63
Legal:	AWECO	TR 1 ACS 1.20	VOL9601 18 HANGER	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000905448280000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				

# Town of Addison - Business Property

Sorted By Street: FRANK LUKE ST

COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION						SQ FT	VALUE	VAL/SF	
Address: 4761 FRANK LUKE ST	Previous Owner		STORIES	1		LAND	45,424	\$136,270	\$3.00
Name: WINDSTAR AVIATION			YR BLT	1980		BLDG	15,232	\$370,210	\$24.30
Owner: METROPORT REALTY CORPORATION		<u>Improvement Description</u>	SPTB	F1		TOTAL		\$506,480	\$33.25
Legal: VAN-HOFF ACS 1.0428		VOL950: 18 HANGER	EXEMPT			<u>GLA / Lease Rates / Rental Income</u>			
PID: 10000936611000000 Prop Cls: 411 COMMERCIAL IMPROVEMENTS			MAP	4-U					
<b>FRANK LUKE ST</b>						Sub-total Land	333,935	\$1,054,960	
						Sub-total Bldg	58,173	\$1,352,380	

**Town of Addison - Business Property**  
Sorted By Street: GLENN CURTISS DR

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

						SQ FT	VALUE	VAL/SF	
Address:	4400	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	0	\$10	\$0.00
Name:	HANGER OFFICE			YR BLT	1985	BLDG	35,890	\$904,790	\$25.21
Owner:	ADDISON TOWN OF		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$904,800	\$25.21
Legal:	ADDISON AIRPORT	BLDG A-7	IMPTS ONLY	18 HANGER	EXEMPT	GLA / Lease Rates / Rental Income			
PID:	10000590000A70000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
					MAP	[Empty Box]			
Address:	4451	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:	HEDRICK BEEHCRAFT INSTRUMENTS SERVICES			YR BLT	1964	BLDG	68,500	\$875,970	\$12.79
Owner:	BEECH HOLDINGS INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$875,980	\$12.79
Legal:	ADDISON AIRPORT	BLDG A8	IMPTS ONLY	18 HANGER	EXEMPT	GLA / Lease Rates / Rental Income			
PID:	10000590000A80000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
					MAP	[Empty Box]			
Address:	4480	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:	HANGAR			YR BLT	1980	BLDG	12,400	\$193,780	\$15.63
Owner:	HEDRICK BEEHCRAFT INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$193,790	\$15.63
Legal:	ADDISON AIRPORT	BLDG L-7 IMPTS ONLY	TR 11 & PT TRS 9, 18 HANGER	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000590000L70000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
					MAP	[Empty Box]			
Address:	4485	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	84,920	\$254,760	\$3.00
Name:	THE ADDISON LOCKERS			YR BLT	1983	BLDG	37,205	\$749,770	\$20.15
Owner:	ADDISON LOCKERS J V		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$1,004,530	\$27.00
Legal:	1.950 ACRE WOLFE	TR 1 ACS 1.95	VO 13 MINI-WAREHOUSE	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000660000010000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
					MAP	[Empty Box]			
Address:	4530	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:	HANA EK			YR BLT	1979	BLDG	4,030	\$61,210	\$15.19
Owner:	WARFIELD INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$61,220	\$15.19
Legal:	ADDISON AIRPORT	BLDG L-3	IMPTS ONLY	18 HANGER	EXEMPT	GLA / Lease Rates / Rental Income			
PID:	10000590000L30000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
					MAP	[Empty Box]			

**Town of Addison - Business Property**  
Sorted By Street: GLENN CURTISS DR

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

						SQ FT	VALUE	VAL/SF	
Address:	4532	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:				YR BLT	1979	BLDG	10,080	\$150,290	\$14.91
Owner:	SLS PARTNERS	% CONTINUECARE CURAFLE	<u>Improvement Description</u>	SPTB	F1	TOTAL		\$150,300	\$14.91
Legal:	ADDISON AIRPORT	BLDG L-1	IMPTS ONLY	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000590000L10000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4540	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:				YR BLT	1979	BLDG	6,400	\$93,360	\$14.59
Owner:	ADDISON CITY OF		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$93,370	\$14.59
Legal:	ADDISON AIRPORT	BLDG L-5	IMPTS ONLY	EXEMPT	X	GLA / Lease Rates / Rental Income			
PID:	10000590000L50000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4551	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	71,089	\$213,270	\$3.00
Name:	ADDISON JET CENTER			YR BLT	1976	BLDG	4,000	\$605,130	\$151.28
Owner:	AIRPORT LAND DEV CORPL		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$818,400	\$204.60
Legal:	AIRPORT LAND DEV CO	ACS 1.861	21 OFFICE BUILDING	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000909700000000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4700	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:	LENNOX			YR BLT	1979	BLDG	11,500	\$172,490	\$15.00
Owner:	LENNOX INDUSTRIES		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$172,500	\$15.00
Legal:	ADDISON AIRPORT	BLDG L-13	IMPTS ONLY	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000590000L130000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4790	GLENN CURTISS DR	Previous Owner	STORIES	1	LAND	1	\$10	\$0.00
Name:	THE TOY BARN			YR BLT	1981	BLDG	6,900	\$87,030	\$12.61
Owner:	JACKSON SHAW CO		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$87,040	\$12.61
Legal:	ADDISON AIRPORT	BLDG L-15	IMPTS ONLY	EXEMPT		GLA / Lease Rates / Rental Income			
PID:	10000590000L150000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				



**Town of Addison - Business Property**

Sorted By Street: GLENN CURTISS DR

COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION

SQ FT

VALUE

VAL/SF

GLENN CURTISS DR

Sub-total Land

156,016

\$468,110

Sub-total Bldg

196,905

\$3,893,820

**Town of Addison - Business Property**  
Sorted By Street: EDDIE RICKENBACKER ST

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

		SQ FT	VALUE	VAL/SF
Address: 4511 EDDIE RICKENBACKER ST	Previous Owner			
Name: AIRPORT FLYING SCHOOL				
Owner: BERT CORRY	<u>Improvement Description</u>			
Legal: ADDISON AIRPORT BLDG K-2 IMPTS ONLY 18 HANGER				
PID: 10000590000K20000 Prop Cls: 411 COMMERCIAL IMPROVEMENTS				
	STORIES			
	YR BLT			
	SPTB			
	EXEMPT			
	MAP			
		LAND	\$10	\$0.00
		BLDG	\$137,310	\$10.10
		<b>TOTAL</b>	<b>\$137,320</b>	<b>\$10.10</b>
		<u>GLA / Lease Rates / Rental Income</u>		
Address: 4545 EDDIE RICKENBACKER ST	Previous Owner			
Name: ADDISON FLIGHT LENTER				
Owner: ASSOCIATED AIR CENTER	<u>Improvement Description</u>			
Legal: ADDISON AIRPORT BLDG A-4 IMPTS ONLY 18 HANGER				
PID: 10000590000A40000 Prop Cls: 411 COMMERCIAL IMPROVEMENTS				
	STORIES			
	YR BLT			
	SPTB			
	EXEMPT			
	MAP			
		LAND	\$10	\$0.0
		BLDG	\$146,160	\$8.40
		<b>TOTAL</b>	<b>\$146,170</b>	<b>\$8.40</b>
		<u>GLA / Lease Rates / Rental Income</u>		

**EDDIE RICKENBACKER ST**

Sub-total Land	2	\$20	
Sub-total Bldg	31,000	\$283,470	

**Town of Addison - Business Property**  
Sorted By Street: FRANK LUKE ST

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

**SQ FT      VALUE      VAL/SF**

Address: 4701 FRANK LUKE ST	Previous Owner	STORIES	0	LAND	48,352	\$145,060	\$3.00
Name:		YR BLT	0	BLDG	0	\$0	\$0.00
Owner: AIRPORT LAND DEV		SPTB	C1	TOTAL		\$145,060	\$0.00
Legal: WILLIAM LOMAX ABST 792 PG 581 1.11 AC	819 FR ADDISON RI	EXEMPT		GLA / Lease Rates / Rental Income			
PID: 10000905448250100	Prop Cls: 410 COMMERCIAL - VACANT PLOT L	MAP	4-U	[Empty Box]			
Address: 4709 FRANK LUKE ST	Previous Owner	STORIES	0	LAND	26,572	\$132,860	\$5.
Name:		YR BLT	0	BLDG	0	\$0	\$0.00
Owner: METROPORT REALTY CORPORATION		SPTB	C1	TOTAL		\$132,860	\$0.00
Legal: WILLIAM LOMAX ABST 792 PG 581 TR 23 ACS .61		EXEMPT		GLA / Lease Rates / Rental Income			
PID: 10000905448260000	Prop Cls: 410 COMMERCIAL - VACANT PLOT L	MAP	4-Q	[Empty Box]			
Address: 4727 FRANK LUKE ST	Previous Owner	STORIES	0	LAND	33,105	\$99,320	\$3.00
Name:		YR BLT	0	BLDG	0	\$0	\$0.00
Owner: U S DEPT OF ENERGY		SPTB	C1	TOTAL		\$99,320	\$0.00
Legal: AWECO TR 1 ACS 0.76	VOL9116	EXEMPT	X	GLA / Lease Rates / Rental Income			
PID: 10000905448280100	Prop Cls: 410 COMMERCIAL - VACANT PLOT L	MAP	4-U	[Empty Box]			
Address: 4740 FRANK LUKE ST	Previous Owner	STORIES	1	LAND	128,210	\$384,630	\$3.00
Name: PERSONAL WAY AVIATION		YR BLT	1992	BLDG	31,222	\$698,010	\$22.36
Owner: METROPORT REALTY CORPORATION		SPTB	F1	TOTAL		\$1,082,640	\$34.
Legal: PERSONAL WAY AVIATION ACS 2.9433	19 T-HANGER	EXEMPT		GLA / Lease Rates / Rental Income			
PID: 10006700000000000	Prop Cls: 411 COMMERCIAL IMPROVEMENTS	MAP	4-U	[Empty Box]			
Address: 4757 FRANK LUKE ST	Previous Owner	STORIES	2	LAND	52,272	\$156,820	\$3.00
Name: FIRST TEXOMA HEALTH CARE		YR BLT	1979	BLDG	11,719	\$284,160	\$24.25
Owner: HOME INTERIORS & GIFTS INC		SPTB	F1	TOTAL		\$440,980	\$37.63
Legal: AWECO TR 1 ACS 1.20	VOL9601 18 HANGER	EXEMPT		GLA / Lease Rates / Rental Income			
PID: 10000905448280000	Prop Cls: 411 COMMERCIAL IMPROVEMENTS ACC BLDG	MAP	4-U	[Empty Box]			

# Town of Addison - Business Property

Sorted By Street: FRANK LUKE ST

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

**SQ FT      VALUE      VAL/SF**

<b>Address:</b> 4761 FRANK LUKE ST	<b>Previous Owner</b>	<b>STORIES</b>	1	<b>LAND</b>	45,424	\$136,270	\$3.00
<b>Name:</b> WINDSTAR AVIATION		<b>YR BLT</b>	1980	<b>BLDG</b>	15,232	\$370,210	\$24.30
<b>Owner:</b> METROPORT REALTY CORPORATION		<b>SPTB</b>	F1	<b>TOTAL</b>		\$506,480	\$33.25
<b>Legal:</b> VAN-HOFF ACS 1.0428		<b>EXEMPT</b>		<i>GLA / Lease Rates / Rental Income</i>			
<b>PID:</b> 10000936611000000	<b>Prop Cls:</b> 411 COMMERCIAL IMPROVEMENTS	<b>MAP</b>	4-U				

**FRANK LUKE ST**

<b>Sub-total Land</b>	333,935	\$1,054,960	
<b>Sub-total Bldg</b>	58,173	\$1,352,380	

**Town of Addison - Business Property**  
Sorted By Street: GLENN CURTISS DR

**COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION**

						SQ FT	VALUE	VAL/SF	
Address:	4400 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	0	\$10	\$0.00
Name:	HANGER OFFICE			YR BLT	1985	BLDG	35,890	\$904,790	\$25.21
Owner:	ADDISON TOWN OF		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$904,800	\$25.21
Legal:	ADDISON AIRPORT	BLDG A-7	IMPTS ONLY	18 HANGER	EXEMPT	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000A70000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
						-----			
Address:	4451 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:	HEDRICK BEEHCRAFT INSTRUMENTS SERVICES			YR BLT	1964	BLDG	68,500	\$875,970	\$12.79
Owner:	BEECH HOLDINGS INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$875,980	\$12.79
Legal:	ADDISON AIRPORT	BLDG A8	IMPTS ONLY	18 HANGER	EXEMPT	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000A80000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
						-----			
Address:	4480 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:	HANGAR			YR BLT	1980	BLDG	12,400	\$193,780	\$15.63
Owner:	HEDRICK BEEHCRAFT INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$193,790	\$15.63
Legal:	ADDISON AIRPORT	BLDG L-7	IMPTS ONLY	TR 11 & PT TRS 9, 18 HANGER	EXEMPT	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000L70000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
						-----			
Address:	4485 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	84,920	\$254,760	\$3.00
Name:	THE ADDISON LOCKERS			YR BLT	1983	BLDG	37,205	\$749,770	\$20.15
Owner:	ADDISON LOCKERS J V		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$1,004,530	\$27.60
Legal:	1.950 ACRE WOLFE	TR 1 ACS 1.95		VO 13 MINI-WAREHOUSE	EXEMPT	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000660000010000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			
						-----			
Address:	4530 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:	HANA EK			YR BLT	1979	BLDG	4,030	\$61,210	\$15.19
Owner:	WARFIELD INC		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$61,220	\$15.19
Legal:	ADDISON AIRPORT	BLDG L-3	IMPTS ONLY	18 HANGER	EXEMPT	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000L30000	Prop Cls:	411 COMMERCIAL IMPROVEMENTS		MAP	[Empty Box]			

**Town of Addison - Business Property**  
Sorted By Street: GLENN CURTISS DR

COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION						SQ FT	VALUE	VAL/SF	
Address:	4532 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:				YR BLT	1979	BLDG	10,080	\$150,290	\$14.91
Owner:	SLS PARTNERS	% CONTINUECARE CURAFLE	<u>Improvement Description</u>	SPTB	F1	TOTAL		\$150,300	\$14.91
Legal:	ADDISON AIRPORT	BLDG L-1	IMPTS ONLY	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000L10000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4540 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.0
Name:				YR BLT	1979	BLDG	6,400	\$93,360	\$14.59
Owner:	ADDISON CITY OF		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$93,370	\$14.59
Legal:	ADDISON AIRPORT	BLDG L-5	IMPTS ONLY	EXEMPT	X	<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000590000L50000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4551 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	71,089	\$213,270	\$3.00
Name:	ADDISON JET CENTER			YR BLT	1976	BLDG	4,000	\$605,130	\$151.28
Owner:	AIRPORT LAND DEV CORPL		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$818,400	\$204.60
Legal:	AIRPORT LAND DEV CO	ACS 1.861	21 OFFICE BUILDING	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	10000909700000000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4700 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:	LENNOX			YR BLT	1979	BLDG	11,500	\$172,490	\$15.00
Owner:	LENNOX INDUSTRIES		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$172,500	\$15.0
Legal:	ADDISON AIRPORT	BLDG L-13	IMPTS ONLY	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	1000059000L130000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				
Address:	4790 GLENN CURTISS DR	Previous Owner		STORIES	1	LAND	1	\$10	\$0.00
Name:	THE TOY BARN			YR BLT	1981	BLDG	6,900	\$87,030	\$12.61
Owner:	JACKSON SHAW CO		<u>Improvement Description</u>	SPTB	F1	TOTAL		\$87,040	\$12.61
Legal:	ADDISON AIRPORT	BLDG L-15	IMPTS ONLY	EXEMPT		<u>GLA / Lease Rates / Rental Income</u>			
PID:	1000059000L150000	Prop CIs:	411 COMMERCIAL IMPROVEMENTS	MAP	4-U				

**Town of Addison - Business Property**

Sorted By Street: GLENN CURTISS DR

COMPANY NAME / PROPERTY & LEGAL ADDRESS / CLASSIFICATION INFORMATION	SQ FT	VALUE	VAL/SF
<b>GLENN CURTISS DR</b>			
Sub-total Land	156,016	\$468,110	
Sub-total Bldg	196,905	\$3,893,820	

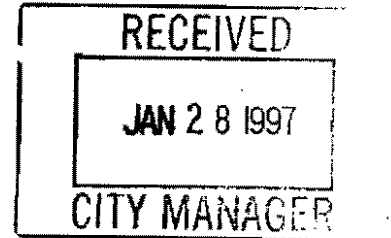


U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Southwest Region  
Arkansas, Louisiana,  
New Mexico, Oklahoma,  
Texas

Fort Worth, Texas 76193-0000

COPY



January 24, 1997

Mr. Ron Whitehead  
City Manager  
Town of Addison  
P.O. Box 144  
Addison, TX 75001-0144

Dear Mr. Whitehead:

We have not received a response to our letter dated December 18, 1996, reference the airport land affected by the proposed Keller Springs Tunnel. We request you respond as soon as possible and we urge you to delay the tunnel construction on the affected airport land until all issues concerning the proposed release of land are resolved.

If you have any questions, please call Mr. Charles T. Carroll at (817) 222-5654.

Sincerely

Otis T. Welch  
Manager, Texas Airport  
Development Office



TOWN OF  
**ADDISON**

**PUBLIC WORKS**

To: John Hill

From: John Baumgartner, P.E.

Company: Cowles & Thompson

Director

Phone: 972/450-2886

FAX: 972/450-2837

FAX #: (214) 672-2020

Date: 2/14/97

16801 Westgrove

P.O. Box 144

Addison, TX 75001

# of pages (including cover): 2

Original in mail

Per your request

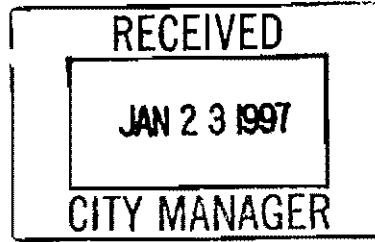
FYI

Call me

Comments:

file KS.

COPY REC'D FEB 03 1997



TEXAS  
TURNPIKE  
AUTHORITY



3015 Raleigh Street • P.O. Box 190369  
Dallas, Texas 75219  
Phone 214/522-6200  
Fax 214/528-4826

January 22, 1997

Town of Addison  
P. O. Box 144  
Addison, TX 75001

Attn: Mr. Ron Whitehead  
City Manager

RE: DNT-282 Interlocal Agreement  
Addison Airport Toll Tunnel

Ladies and Gentlemen:

At 5 p.m. on January 16, 1997, the following individuals met in the offices of the TTA to discuss final execution of the above-referenced Interlocal Agreement and a procedure to acquire the plan and leasehold interest that will constitute the Tunnel right-of-way east of the runway:

Ken Dipple	Buddy Steele
John Hill	Frank Stevenson
John Baumgartner	Jim Griffin
Marty Griffin	Pete Davis

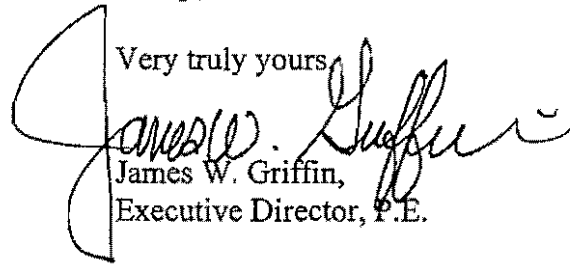
As a product of those discussions, the following details were reached:

- Counsels for the TTA and Addison expeditiously will resolve the few remaining language requirements in the Agreement.
- TTA, by letter, will request a right of entry from the Stuart interests.
- If a right of entry is not granted, the TTA will file eminent domain proceedings sufficient in scope to acquire all the land and interests required for the toll tunnel east of the runway.

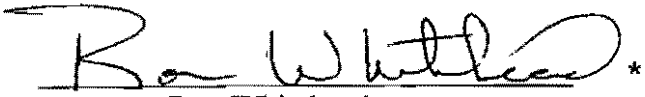
January 22, 1997

- Addison will reimburse TTA for attorney fees, applicable costs, court expenses, and other legal/appraisal related expenses.
- Addison and TTA later will determine how to share responsibilities preparing for and conducting the legal proceedings if they are required.
- Recognizing that reasonable analysis by competent professionals can and often do fail to foresee and/or predict how special commissioners or jurors perceive and understand testimony on land values, leasehold values, and damages to remainders, Addison agrees that it will accept that counsels representing the TTA have properly conducted the eminent domain proceedings.

If you concur with the above summary of planned actions, conditions, and responsibilities, please indicate your concurrence in the space provided below and return one copy.

Very truly yours,  
  
 James W. Griffin,  
 Executive Director, P.E.

ek

  
 Ron Whitehead

1-31-97  
 Date

\* "The Town's concurrence is with the understanding that if a right of entry is not granted by the Stuarts, the land and interests to be acquired for the toll tunnel through the eminent domain process includes land east of the west right-of-way line of the Addison Airport, and not only land and interests east of the runway."

10 JAN 17 1997



3015 Raleigh Street • P.O. Box 190369  
Dallas, Texas 75219  
Phone 214/522-6200  
Fax 214/528-4826

January 16, 1997

Town of Addison  
P.O. Box 144  
Addison, TX 75001

Attn: Mr. John Baumgartner, P.E.  
City Engineer

RE: DNT 236 - Addison Airport Toll Tunnel

Gentlemen:

The following responses are made to various comments and questions you have raised at various times over the development of the Tunnel project.

1. Questions involving the intersection at Addison Road and Midway Road including "Old" Keller Springs are addressed in Mr. Lutz's letter. A copy of which is attached.
2. The Dooley Road temporary encroachment is to be resolved by constructing the Kellway Circle connection.
3. The hydraulics of the various drainage issues are resolved at this time through various conversations and development of plans.
4. In response to questions relating to providing additional areas for maintenance and public utility corridors, the plans have been developed with this in mind but with limited right-of-way the opportunities were few.
5. Material for water and sewer lines shall be as specified by the Town of Addison.

We trust this answers your questions and if additional information is required, please so advise.

Yours very truly,

Pete Davis, P.E.  
Director of Engineering

Enclosure

nlg

MEMBERS: JERE W. THOMPSON, JR., CHAIRMAN, DALLAS • LUTHER G. JONES, JR., VICE CHAIRMAN, CORPUS CHRISTI  
ANNE S. WYNNE, AUSTIN • DONNA R. PARKER, FORT WORTH • DAVID M. LANEY, DALLAS • LORRAINE PERRYMAN, ODESSA  
TOMAS CARDENAS, JR., EL PASO • DAVID E. BERNSEN, BEAUMONT • LEAHRAY S. WROTEN, FAIRVIEW • RAUL A. BESTEIRO, JR., BROWNSVILLE  
NATHIELYNE A. KENNEDY, HOUSTON • DONALD D. DILLARD, DALLAS • JAMES W. GRIFFIN, EXECUTIVE DIRECTOR • JIMMIE G. NEWTON, SECRETARY • SUSAN A. BUSE, TREASURER

AN AGENCY OF THE STATE OF TEXAS

December 12, 1995

15 DNE 236 E  
**HDR**

Mr. Pete Davis, P.E.  
Director of Engineering  
Texas Turnpike Authority  
3015 Raleigh Street  
Dallas, Texas 75219

Re: Town of Addison Response  
Addison Airport Toll Tunnel

Dear Mr. Davis,

The following is in response to your letter dated December 11, 1995, regarding the Town of Addison review comments dated October 9, 1995.

1.) A. The intersection of Addison Road/Keller Springs is in its final state, designed to have two west bound lanes that correspond to the recommendations of the Town and two east bound lanes and one left turn lane for north bound traffic. The Town recommendation is the same for the east bound traffic but also has one right turn lane for south bound traffic which we have not designed. To add this right turn lane would most likely require additional right-of-way. For the first phase, there are not sufficient lanes for west bound traffic but there is also no room for additional lanes in the tunnel and the intersection matches the tunnel. At this time all channelization of traffic is done by the Addison Road/Keller Springs signal.

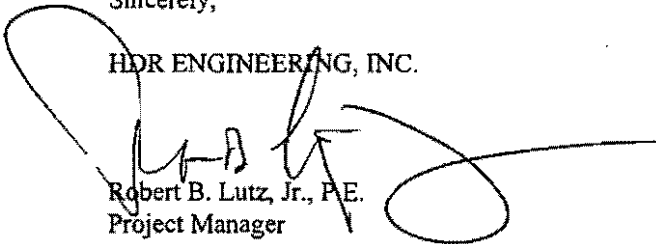
1.) B. Concerning the proposed intersection of "old" Keller Springs and the tunnel ramp, this configuration appeared best to serve the turning motions of the area. As directed by the TTA, the existing facilities on the Airport property must have service, therefore east and west bound movements as well as the two facilities north and south of the tunnel ramp must all have access. This is not the most desirable situation but unless there are better suggestions or solutions brought to our attention, this intersection will work if signed and marked properly.

2.) Since the Town letter of October 9, 1995, we have submitted to the TTA a revised Dooley Road alignment that includes a temporary/construction alignment and a final alignment for Dooley Road. The final alignment submitted has placed Dooley Road as far to the west as possible without causing "bridging" over the tunnel. It should be noted that the existing Dooley Road is today within the 550 foot building restriction zone.

Please review these responses and call on me if there are any questions.

Sincerely,

HDR ENGINEERING, INC.



Robert B. Lutz, Jr., P.E.  
Project Manager

RECEIVED  
DEC 20 1995  
Texas Turnpike Authority Telephone 960-4000

HDR Engineering, Inc.

Suite 125  
12700 Hillcrest Road  
Dallas, Texas  
75230-2096

# COPY

12 10 96

## RESOLUTION NO. R96-138

A RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE TOWN OF ADDISON AND THE TEXAS TURNPIKE AUTHORITY RELATING TO (1) THE ACQUISITION OF CERTAIN PROPERTY AT THE ADDISON AIRPORT FOR THE CONSTRUCTION OF THE KELLER SPRINGS TOLL TUNNEL, (2) LANDSCAPING ALONG THE DALLAS NORTH TOLLWAY, (3) THE KELLER SPRINGS RIGHT TURN LANE AT THE DALLAS NORTH TOLLWAY, (4) MAINTENANCE OF DALLAS PARKWAY AND THE DALLAS NORTH TOLLWAY, AND (5) VARIOUS OTHER MATTERS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAID INTERLOCAL AGREEMENT AND TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE TERMS THEREOF; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Approval of Interlocal Agreement. The City Council of the Town of Addison, Texas (the "City") does hereby approve an agreement between the City and the Texas Turnpike Authority entitled "Interlocal Agreement By and Between the Town of Addison and Texas Turnpike Authority" relating to (1) the acquisition of certain property at the Addison Airport for the construction of the Keller Springs toll tunnel, (2) landscaping along the Dallas North Tollway, (3) the Keller Springs right turn lane at the Dallas North Tollway, (4) maintenance of Dallas Parkway and the Dallas North Tollway at locations with the City, and (5) various other matters. A true and correct copy of the said Interlocal Agreement is attached hereto and incorporated herein.

OFFICE OF THE CITY SECRETARY

RESOLUTION NO. R96-138

Section 2. Authority of City Manager. The City Manager is hereby authorized and empowered, on behalf of the City, to execute the said Interlocal Agreement and to take all steps and do all acts necessary to carry out the terms thereof.

Section 3. Effective Date. This Resolution shall take effect from and after its date of adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, this the 10th day of December, 1996.



Mayor

ATTEST:



City Secretary

Addison!

FAX NUMBER: (972) 450-7043

P.O. Box 144  
Addison, Texas 75001

TO: John B.	FROM: Michele Corino
COMPANY: PW	DEPARTMENT: CM
FAX NUMBER: (972) 450-2837	PHONE NUMBER: (972) 450-7027

DATE: 1-29-97	NUMBER OF SHEETS: 3 (including cover sheet)
---------------	--

COMMENTS:

Copy for you -  
all copies sent!  
Michele