

KELLY JOHN P
Form 4
June 13, 2012

FORM 4

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

OMB APPROVAL

OMB Number: 3235-0287
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
KELLY JOHN P

2. Issuer Name and Ticker or Trading Symbol
CROWN CASTLE INTERNATIONAL CORP [CCI]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Date of Earliest Transaction (Month/Day/Year)
06/11/2012

Director 10% Owner
 Officer (give title below) Other (specify below)

1220 AUGUSTA, SUITE 500

(Street)

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

HOUSTON, TX 77057

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Stock, \$0.01 Par Value	06/11/2012		S ⁽¹⁾		62,934 (1)	D	
					\$ 56.559 (2)		822,557
Common Stock, \$0.01 Par Value	06/12/2012		S ⁽¹⁾		22,066 (1)	D	
					\$ 56.526 (3)		800,491
Common Stock, \$0.01 Par Value							405 ⁽⁴⁾
						I	By 401 (k) Plan

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Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474
(9-02)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned (Instr. 5)
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Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
KELLY JOHN P 1220 AUGUSTA SUITE 500 HOUSTON, TX 77057	X			

Signatures

/s/ John P. Kelly 06/12/2012
 **Signature of Date
 Reporting Person

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
 - ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) The transactions reported pursuant to this Form 4 were effected pursuant to a Rule 10b5-1 trading plan previously adopted by the reporting person.
 - (2) Represents the weighted average price of sales transacted June 11, 2012; such sales were conducted through various transactions at sales prices ranging from \$56.50 to \$56.87 per share.
 - (3) Represents the weighted average price of sales transacted June 12, 2012; such sales were conducted through various transactions at sales prices ranging from \$56.50 to \$56.66 per share.
 - (4) Represents shares previously acquired in transactions exempt under Rule 16b-3(c).

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Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number. style="BORDER-BOTTOM: black 2px solid">

)	(1,677
)	(6,708
Net income/(loss) available for common unitholders	
\$	11,468
\$	35,266
\$	10,859
\$	(2,672
)	
\$	54,921

Earnings per unit-basic:

Income from continuing operations available for common unitholders	
\$	0.15
\$	0.19
\$	0.15
\$	0.09
\$	0.57
Income/(loss) from discontinued operations available for common unitholders	
	0.02
	0.32

)	(0.13)
	0.20
Net income/(loss) available for common unitholders	
\$	0.17
\$	0.51
\$	0.15
\$	(0.04)
)	
\$	0.77
Earnings per unit-diluted:	
Income from continuing operations available for common unitholders	
\$	0.15
\$	0.19
\$	0.15
\$	0.09
\$	0.57
Income/(loss) from discontinued operations available for common unitholders	
	0.02
	0.32
	—
	(0.13)

)	0.20
Net income/(loss) available for common unitholders	
\$	0.17
\$	0.51
\$	0.15
\$	(0.04)
)	
\$	0.77

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HIGHWOODS REALTY LIMITED PARTNERSHIP

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(tabular dollar amounts in thousands, except per unit data)

20. Quarterly Financial Data (Unaudited) – Continued

(1) The amounts presented may not equal to the amounts previously reported in the most recent Form 10-Qs or prior 10-K for each period as a result of discontinued operations. Below is the reconciliation to the amounts previously reported:

	Quarter Ended			
	March 31, 2010	June 30, 2010	September 30, 2010	
Rental and other revenues, as reported	\$ 115,818	\$ 114,339	\$ 116,063	
Discontinued operations	(764)	—	—	
Rental and other revenues, as adjusted	\$ 115,054	\$ 114,339	\$ 116,063	
Income from continuing operations, as reported	\$ 11,900	\$ 40,095	\$ 8,788	
Discontinued operations	(200)	—	—	
Income from continuing operations, as adjusted	\$ 11,700	\$ 40,095	\$ 8,788	
Income/(loss) from discontinued operations, as reported	\$ 188	\$ (63)	\$ —	
Additional discontinued operations from properties sold subsequent to the respective reporting period	200	—	—	
Income/(loss) from discontinued operations, as adjusted	\$ 388	\$ (63)	\$ —	

	Quarter Ended			
	March 31, 2009	June 30, 2009	September 30, 2009	December 31, 2009
Rental and other revenues, as reported	\$ 113,220	\$ 111,914	\$ 113,170	\$ 113,669
Discontinued operations	(859)	—	—	(960)
Rental and other revenues, as adjusted	\$ 112,361	\$ 111,914	\$ 113,170	\$ 112,709
Income/(loss) from continuing operations, as reported (a)	\$ 11,992	\$ 14,913	\$ 12,291	\$ (2,114)
Discontinued operations	(273)	—	—	10,568
Income from continuing operations, as adjusted	\$ 11,719	\$ 14,913	\$ 12,291	\$ 8,454
Income from discontinued operations, as reported	\$ 1,171	\$ 22,146	\$ 269	\$ 972
	273	—	—	(10,568)

Explanation of Responses:

Additional discontinued operations from
properties sold subsequent to the respective
reporting period

Income/(loss) from discontinued operations, as adjusted	\$	1,444	\$	22,146	\$	269	\$	(9,596)
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HIGHWOODS REALTY LIMITED PARTNERSHIP

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(tabular dollar amounts in thousands, except per unit data)

21. Subsequent Events

On February 2, 2011, we obtained a \$200.0 million, five-year unsecured bank term loan bearing interest of LIBOR plus 220 basis points. The funding of this loan will occur on February 25, 2011 and the proceeds will be used on such date to pay off at maturity a \$137.5 million unsecured bank term loan, amounts then outstanding under our revolving credit facility and for general corporate purposes.

On January 26, 2011, the Company's Board of Directors declared a cash dividend of \$0.425 per share of Common Stock payable on March 8, 2011 to its stockholders of record on February 14, 2011, a cash dividend of \$21.5625 per share of 8.625% Series A Cumulative Redeemable Preferred Shares payable on February 28, 2011 to its stockholders of record on February 15, 2011 and a cash dividend of \$0.50 per share of 8.000% Series B Cumulative Redeemable Preferred Shares payable on March 15, 2011 to its stockholders of record on March 1, 2011.

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HIGHWOODS PROPERTIES, INC.

HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE II

(in thousands)

The following table sets forth the activity of allowance for doubtful accounts:

	Balance at December 31, 2009	Additions	Deductions	Balance at December 31, 2010
Allowance for Doubtful Accounts - Straight Line Rent	\$ 2,443	\$ 635	\$ (869)	\$ 2,209
Allowance for Doubtful Accounts - Accounts Receivable	2,810	2,961	(2,176)	3,595
Allowance for Doubtful Accounts - Notes Receivable	698	413	(243)	868
Totals	\$ 5,951	\$ 4,009	\$ (3,288)	\$ 6,672

	Balance at December 31, 2008	Additions	Deductions	Balance at December 31, 2009
Allowance for Doubtful Accounts - Straight Line Rent	\$ 2,082	\$ 2,484	\$ (2,123)	\$ 2,443
Allowance for Doubtful Accounts - Accounts Receivable	1,281	2,900	(1,371)	2,810
Allowance for Doubtful Accounts - Notes Receivable	459	255	(16)	698
Totals	\$ 3,822	\$ 5,639	\$ (3,510)	\$ 5,951

	Balance at December 31, 2007	Additions	Deductions	Balance at December 31, 2008
Allowance for Doubtful Accounts - Straight Line Rent	\$ 440	\$ 1,905	\$ (263)	\$ 2,082
Allowance for Doubtful Accounts - Accounts Receivable	935	1,091	(745)	1,281
Allowance for Doubtful Accounts - Notes Receivable	68	395	(4)	459
Totals	\$ 1,443	\$ 3,391	\$ (1,012)	\$ 3,822

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HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

NOTE TO SCHEDULE III

(in thousands)

The following table sets forth the activity of real estate assets and accumulated depreciation:

	2010	December 31, 2009	2008
Real estate assets:			
Beginning balance	\$ 3,341,257	\$ 3,272,904	\$ 3,180,661
Additions:			
Acquisitions, development and improvements	104,199	167,624	184,208
Cost of real estate sold and retired	(91,914)	(99,271)	(91,965)
Ending balance (a)	\$ 3,353,542	\$ 3,341,257	\$ 3,272,904
Accumulated depreciation:			
Beginning balance	\$ 782,557	\$ 714,224	\$ 649,765
Depreciation expense	117,639	115,603	110,988
Real estate sold and retired	(65,031)	(47,270)	(46,529)
Ending balance (b)	\$ 835,165	\$ 782,557	\$ 714,224

(a) Reconciliation of total real estate assets to balance sheet caption:

	2010	2009	2008
Total per Schedule III	\$ 3,353,542	\$ 3,341,257	\$ 3,272,904
Development in progress exclusive of land included in Schedule III	4,524	—	61,938
Real estate assets, net, held for sale	(1,217)	(5,940)	(1,242)
Total real estate assets	\$ 3,356,849	\$ 3,335,317	\$ 3,333,600

(b) Reconciliation of total accumulated depreciation to balance sheet caption:

	2010	2009	2008
Total per Schedule III	\$ 835,165	\$ 782,557	\$ 714,224
Real estate assets, net, held for sale	—	(1,484)	—
Total accumulated depreciation	\$ 835,165	\$ 781,073	\$ 714,224

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HIGHWOODS PROPERTIES, INC.

HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION

(in thousands)

December 31, 2010

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period		Total Assets	Accumulated Depreciation	D
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv			
Atlanta, GA												
1700 Century Circle	Office	Atlanta		-	2,482	2	(11)	2	2,471	2,473	427	
1800 Century Boulevard	Office	Atlanta		1,444	29,081	-	12,027	1,444	41,108	42,552	16,679	
1825 Century Center	Office	Atlanta		864	-	303	15,280	1,167	15,280	16,447	4,099	
1875 Century Boulevard	Office	Atlanta		-	8,924	-	2,225	-	11,149	11,149	4,279	
1900 Century Boulevard	Office	Atlanta		-	4,744	-	900	-	5,644	5,644	2,164	
2200 Century Parkway	Office	Atlanta		-	14,432	-	3,680	-	18,112	18,112	6,676	
2400 Century Center	Office	Atlanta		-	-	406	15,665	406	15,665	16,071	6,919	
2500 Century Center	Office	Atlanta		-	-	328	14,311	328	14,311	14,639	2,801	
2500/2635 Parking Garage	Office	Atlanta		-	-	-	6,242	-	6,242	6,242	795	
2600 Century Parkway	Office	Atlanta		-	10,679	-	3,706	-	14,385	14,385	4,934	
2635 Century Parkway	Office	Atlanta		-	21,643	-	3,213	-	24,856	24,856	9,348	
2800 Century Parkway	Office	Atlanta		-	20,449	-	2,923	-	23,372	23,372	7,990	
50 Glenlake	Office	Atlanta	(1)	2,500	20,006	-	2,229	2,500	22,235	24,735	7,432	
6348 Northeast												
Expressway	Industrial	Atlanta		275	1,655	-	199	275	1,854	2,129	680	
6438 Northeast												
Expressway	Industrial	Atlanta		179	2,216	-	493	179	2,709	2,888	967	

Explanation of Responses:

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Bluegrass Lakes I	Industrial	Atlanta		816	-	336	2,908	1,152	2,908	4,060	947
Bluegrass Place I	Industrial	Atlanta		491	2,061	-	344	491	2,405	2,896	834
Bluegrass Place II	Industrial	Atlanta		412	2,583	-	98	412	2,681	3,093	883
Bluegrass Valley	Industrial	Atlanta		1,500	-	374	3,240	1,874	3,240	5,114	990
Bluegrass Valley Land	Industrial	Atlanta		19,711	-	(14,810)	-	4,901	-	4,901	-
Century Plaza I	Office	Atlanta		1,290	8,567	-	3,491	1,290	12,058	13,348	3,803
Century Plaza II	Office	Atlanta		1,380	7,733	-	1,541	1,380	9,274	10,654	2,623
Chastain Place I	Industrial	Atlanta		451	-	341	3,359	792	3,359	4,151	1,080
Chastain Place II	Industrial	Atlanta		599	-	194	1,578	793	1,578	2,371	519
Chastain Place III	Industrial	Atlanta		539	-	173	1,349	712	1,349	2,061	395
Corporate Lakes	Industrial	Atlanta		1,265	7,243	-	1,779	1,265	9,022	10,287	2,960
DHS.ICE	Office	Atlanta		3,100	-	2,576	15,874	5,676	15,874	21,550	1,747
FAA at Tradeport	Office	Atlanta	(2)	1,196	-	1,416	15,132	2,612	15,132	17,744	1,042
Gwinnett Distribution Center	Industrial	Atlanta		1,119	5,960	-	1,596	1,119	7,556	8,675	2,711
Henry County Land	Industrial	Atlanta		3,010	-	13	-	3,023	-	3,023	-
Highwoods Center I at Tradeport	Office	Atlanta	(1)	307	-	139	2,041	446	2,041	2,487	582
Highwoods Center II at Tradeport	Office	Atlanta	(1)	641	-	162	2,620	803	2,620	3,423	713
Highwoods Center III at Tradeport	Office	Atlanta	(1)	409	-	130	2,178	539	2,178	2,717	494
Highwoods Riverpoint IV	Industrial	Atlanta		1,037	-	750	8,732	1,787	8,732	10,519	542
National Archives and Records Administration	Industrial	Atlanta		1,484	-	-	17,825	1,484	17,825	19,309	3,057

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close Period		Total Assets
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv	
Newpoint Place I	Industrial	Atlanta		819	-	356	3,144	1,175	3,144	4,3
Newpoint Place II	Industrial	Atlanta		1,499	-	394	3,188	1,893	3,188	5,0
Newpoint Place III	Industrial	Atlanta		668	-	253	2,325	921	2,325	3,2
Newpoint Place IV	Industrial	Atlanta		989	-	406	4,551	1,395	4,551	5,9
Newpoint Place V	Industrial	Atlanta		2,150	-	816	9,101	2,966	9,101	12,0
Norcross I & II	Industrial	Atlanta		323	2,000	-	698	323	2,698	3,0
Nortel	Office	Atlanta		3,342	32,111	-	375	3,342	32,486	35,8
River Point Land	Industrial	Atlanta		7,250	-	4,551	2,547	11,801	2,547	14,3
South Park Residential Land	Multi-Family	Atlanta		50	-	7	-	57	-	
South Park Site Land	Industrial	Atlanta		1,204	-	754	-	1,958	-	1,9
Southside Distribution Center	Industrial	Atlanta		804	4,553	-	2,093	804	6,646	7,4
Tradeport I	Industrial	Atlanta		557	-	261	2,518	818	2,518	3,3
Tradeport II	Industrial	Atlanta		557	-	261	2,000	818	2,000	2,8
Tradeport III	Industrial	Atlanta		673	-	370	2,650	1,043	2,650	3,6
Tradeport IV	Industrial	Atlanta		667	-	365	3,675	1,032	3,675	4,7
Tradeport Land	Industrial	Atlanta		5,243	-	(387)	-	4,856	-	4,8
Tradeport V	Industrial	Atlanta		463	-	180	2,109	643	2,109	2,7
Two Point Royal	Office	Atlanta	(1)	1,793	14,964	-	2,821	1,793	17,785	19,5
Baltimore, MD										
Sportsman Club Land	Office	Baltimore		24,931	-	(23,147)	-	1,784	-	1,7
Greenville, SC										
Brookfield Plaza	Office	Greenville		1,500	8,514	-	2,519	1,500	11,033	12,5
Brookfield-Jacobs-Sirrine	Office	Greenville		3,050	17,280	(23)	4,533	3,027	21,813	24,8
MetLife @ Brookfield	Office	Greenville		1,039	-	352	10,563	1,391	10,563	11,9
Patewood I	Office	Greenville		942	5,117	-	1,408	942	6,525	7,4
Patewood II	Office	Greenville		942	5,176	-	1,223	942	6,399	7,3
Patewood III	Office	Greenville		842	4,776	-	2,088	842	6,864	7,7
Patewood IV	Office	Greenville		1,219	6,918	-	2,220	1,219	9,138	10,3
Patewood V	Office	Greenville		1,690	9,589	-	2,125	1,690	11,714	13,4
Patewood VI	Office	Greenville		2,360	-	321	7,938	2,681	7,938	10,6

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Kansas City, MO

Country Club Plaza	Mixed-Use	Kansas City	14,286	146,879	(198)	116,782	14,088	263,661	277,7
Land - Hotel Land - Valencia	Office	Kansas City	978	-	111	-	1,089	-	1,0
Neptune Apartments	Multi-Family	Kansas City	1,098	6,282	-	665	1,098	6,947	8,0
One Ward Parkway	Office	Kansas City	681	3,937	-	1,613	681	5,550	6,2

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HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Accumulated Depreciation	Date Constru
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv	Total Assets		
Park Plaza	Office	Kansas City	(3)	1,384	6,410	-	2,111	1,384	8,521	9,905	3,029	198
Two Brush Creek	Office	Kansas City		984	4,402	-	1,257	984	5,659	6,643	1,690	198
Valencia Place Office	Office	Kansas City	(3)	1,576	-	970	33,792	2,546	33,792	36,338	11,101	199
Memphis, TN							-					
3400 Players Club Parkway	Office	Memphis		1,005	-	207	5,376	1,212	5,376	6,588	1,879	199
6000 Poplar Ave	Office	Memphis		2,340	11,385	(849)	4,220	1,491	15,605	17,096	3,961	198
6060 Poplar Ave	Office	Memphis		1,980	8,677	(404)	2,504	1,576	11,181	12,757	2,979	198
Atrium I & II	Office	Memphis		1,570	6,253	-	2,350	1,570	8,603	10,173	3,127	198
Centrum	Office	Memphis		1,013	5,580	-	2,003	1,013	7,583	8,596	2,372	197
Comcast Corporation	Office	Memphis		946	-	-	8,621	946	8,621	9,567	984	200
International Place II	Office	Memphis	(4)	4,884	27,782	-	4,206	4,884	31,988	36,872	11,982	198
Penn Marc	Office	Memphis	7,703	3,607	10,240	-	1,196	3,607	11,436	15,043	1,056	200
Shadow Creek I	Office	Memphis		924	-	466	7,039	1,390	7,039	8,429	2,126	200
Shadow Creek II	Office	Memphis		734	-	467	7,540	1,201	7,540	8,741	2,351	200
Southwind Office Center A	Office	Memphis		1,004	5,694	282	1,307	1,286	7,001	8,287	2,382	199
Southwind Office Center B	Office	Memphis		1,366	7,754	-	1,149	1,366	8,903	10,269	3,261	199
Southwind Office Center	Office	Memphis		1,070	-	221	5,015	1,291	5,015	6,306	1,457	199

Explanation of Responses:

C												
Southwind												
Office Center												
D	Office	Memphis		744	-	193	4,761	937	4,761	5,698	1,339	1999
The												
Colonnade	Office	Memphis		1,300	6,481	267	181	1,567	6,662	8,229	2,204	1999
ThyssenKrupp	Office	Memphis		1,040	-	25	8,344	1,065	8,344	9,409	1,468	2000
FBI Jackson	Office	Memphis	(2)	871	-	296	36,719	1,167	36,719	37,886	1,381	2000
Crescent												
Center	Office	Memphis	40,199	7,875	32,756	-	749	7,875	33,505	41,380	613	1988
Triad Center	Office	Memphis		1,253	-	-	31,782	1,253	31,782	33,035	707	2000
Nashville, TN												
3322 West												
End	Office	Nashville		3,025	27,490	-	3,644	3,025	31,134	34,159	9,000	1988
3401 West												
End	Office	Nashville		5,862	22,917	-	5,542	5,862	28,459	34,321	11,144	1988
5310												
Maryland												
Way	Office	Nashville		1,863	7,201	-	226	1,863	7,427	9,290	2,695	1999
BNA												
Corporate												
Center	Office	Nashville		-	18,506	-	8,147	-	26,653	26,653	9,484	1988
Century City												
Plaza I	Office	Nashville		903	6,919	-	(2,411)	903	4,508	5,411	1,706	1988
Cool Springs												
1 & 2 Deck	Office	Nashville	(5)	-	-	-	3,958	-	3,958	3,958	314	2000
Cool Springs												
3 & 4 Deck	Office	Nashville		-	-	-	4,418	-	4,418	4,418	415	2000
Cool Springs I	Office	Nashville	(5)	1,583	-	15	12,163	1,598	12,163	13,761	3,637	1999
Cool Springs												
II	Office	Nashville	(5)	1,824	-	346	17,523	2,170	17,523	19,693	4,756	1999
Cool Springs												
III	Office	Nashville	(5)	1,631	-	804	17,957	2,435	17,957	20,392	3,571	2000
Cool Springs												
IV	Office	Nashville		1,715	-	-	20,326	1,715	20,326	22,041	1,364	2000
Cool Springs												
V	Office	Nashville		3,688	-	295	52,391	3,983	52,391	56,374	5,062	2000
Harpeth on the												
Green II	Office	Nashville	(1)	1,419	5,677	-	1,279	1,419	6,956	8,375	2,529	1988
Harpeth on the												
Green III	Office	Nashville	(1)	1,660	6,649	-	2,014	1,660	8,663	10,323	2,910	1988
Harpeth on the												
Green IV	Office	Nashville	(1)	1,713	6,842	-	1,468	1,713	8,310	10,023	3,043	1988

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Accumulated Depreciation	Date Constru
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv	Total Assets		
Harpeth on The Green V	Office	Nashville	(1)	662	-	197	4,188	859	4,188	5,047	1,408	199
Hickory Trace	Office	Nashville	(4)	1,164	-	164	4,929	1,328	4,929	6,257	1,171	200
Highwoods Plaza I	Office	Nashville	(1)	1,552	-	307	8,346	1,859	8,346	10,205	3,055	199
Highwoods Plaza II	Office	Nashville	(1)	1,448	-	307	5,772	1,755	5,772	7,527	1,905	199
Lakeview Ridge II	Office	Nashville	(1)	605	-	187	4,232	792	4,232	5,024	1,363	199
Lakeview Ridge III	Office	Nashville	(1)	1,073	-	400	10,042	1,473	10,042	11,515	3,794	199
Seven Springs - Land I	Office	Nashville		3,122	-	1,399	-	4,521	-	4,521	-	N/A
Seven Springs - Land II	Office	Nashville		3,715	-	(1,025)	-	2,690	-	2,690	-	N/A
Seven Springs I	Office	Nashville		2,076	-	592	12,721	2,668	12,721	15,389	3,902	200
SouthPointe	Office	Nashville		1,655	-	310	6,406	1,965	6,406	8,371	1,948	199
Southwind Land	Office	Nashville		3,662	-	(874)	-	2,788	-	2,788	-	N/A
The Ramparts at Brentwood	Office	Nashville		2,394	12,806	-	1,912	2,394	14,718	17,112	3,909	198
Westwood South	Office	Nashville	(1)	2,106	-	382	8,480	2,488	8,480	10,968	2,353	199
Winners Circle	Office	Nashville	(1)	1,497	7,258	-	751	1,497	8,009	9,506	2,595	198
Orlando, FL	Office	Orlando		1,265	-	672	12,802	1,937	12,802	14,739	1,793	200

Explanation of Responses:

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Berkshire at Metro Center												
Capital Plaza III	Office	Orlando	2,994	-	18	-	3,012	-	3,012	-	N/A	
Eola Park Land	Office	Orlando	2,027	-	-	-	2,027	-	2,027	-	N/A	
In Charge Institute	Office	Orlando	501	-	95	1,797	596	1,797	2,393	472	200	
MetroWest 1 Land	Office	Orlando	1,100	-	51	-	1,151	-	1,151	-	N/A	
Metrowest Center	Office	Orlando	1,354	7,687	269	2,072	1,623	9,759	11,382	4,004	198	
MetroWest Land	Office	Orlando	2,034	-	(148)	-	1,886	-	1,886	-	N/A	
Windsor at Metro Center	Office	Orlando	-	-	2,060	7,809	2,060	7,809	9,869	1,514	200	
Piedmont Triad, NC												
101 Stratford	Office	Piedmont Triad	1,205	6,916	-	1,469	1,205	8,385	9,590	3,005	198	
150 Stratford	Office	Piedmont Triad	2,788	11,511	-	1,056	2,788	12,567	15,355	4,998	199	
160 Stratford - Land	Office	Piedmont Triad	967	-	-	120	967	120	1,087	14	N/A	
6348 Burnt Poplar	Industrial	Piedmont Triad	724	2,900	-	352	724	3,252	3,976	1,401	199	
6350 Burnt Poplar	Industrial	Piedmont Triad	341	1,374	-	249	341	1,623	1,964	585	199	
7341 West Friendly Avenue	Industrial	Piedmont Triad	113	841	-	288	113	1,129	1,242	445	198	
7343 West Friendly Avenue	Industrial	Piedmont Triad	72	555	-	216	72	771	843	261	198	
7345 West Friendly Avenue	Industrial	Piedmont Triad	66	492	-	234	66	726	792	239	198	
7347 West Friendly Avenue	Industrial	Piedmont Triad	97	719	-	256	97	975	1,072	325	198	
7349 West Friendly Avenue	Industrial	Piedmont Triad	53	393	-	80	53	473	526	173	198	

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HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period		Total Assets	Accumulated Depreciation
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv		
7351 West Friendly Avenue	Industrial	Piedmont Triad		106	788	-	159	106	947	1,053	333
7353 West Friendly Avenue	Industrial	Piedmont Triad		123	912	-	41	123	953	1,076	367
7355 West Friendly Avenue	Industrial	Piedmont Triad		72	538	-	187	72	725	797	271
Airpark East-Building 1	Office	Piedmont Triad		379	1,516	-	450	379	1,966	2,345	753
Airpark East-Building 2	Office	Piedmont Triad		462	1,849	-	409	462	2,258	2,720	805
Airpark East-Building 3	Office	Piedmont Triad		322	1,293	-	393	322	1,686	2,008	602
Airpark East-Building A	Office	Piedmont Triad		510	2,921	-	1,721	510	4,642	5,152	1,756
Airpark East-Building B	Office	Piedmont Triad		739	3,237	-	900	739	4,137	4,876	1,781
Airpark East-Building C	Office	Piedmont Triad	(4)	2,393	9,576	-	2,137	2,393	11,713	14,106	4,399
Airpark East-Building D	Office	Piedmont Triad	(4)	850	-	699	3,898	1,549	3,898	5,447	1,333
Airpark East-Copier Consultants	Industrial	Piedmont Triad		224	1,068	-	301	224	1,369	1,593	590
Airpark East-HewlettPackard	Office	Piedmont Triad		465	-	380	963	845	963	1,808	383
Airpark East-Highland	Industrial	Piedmont Triad		145	1,081	-	301	145	1,382	1,527	481
Airpark East-Inacom Building	Office	Piedmont Triad		265	-	270	938	535	938	1,473	321
Airpark East-Service Center 1	Industrial	Piedmont Triad		237	1,103	-	114	237	1,217	1,454	483
Airpark East-Service Center 2	Industrial	Piedmont Triad		192	946	-	339	192	1,285	1,477	485
	Industrial			305	1,219	-	158	305	1,377	1,682	556

Explanation of Responses:

Airpark East-Service Center 3		Piedmont Triad									
Airpark East-Service Center 4	Industrial	Triad	225	928	-	65	225	993	1,218	401	
Airpark East-Service Court	Industrial	Triad	171	777	-	164	171	941	1,112	367	
Airpark East-Simplex	Office	Triad	271	-	239	892	510	892	1,402	365	
Airpark East-Warehouse 1	Industrial	Triad	356	1,613	-	293	356	1,906	2,262	799	
Airpark East-Warehouse 2	Industrial	Triad	374	1,523	-	334	374	1,857	2,231	688	
Airpark East-Warehouse 3	Industrial	Triad	341	1,486	-	530	341	2,016	2,357	862	
Airpark East-Warehouse 4	Industrial	Triad	659	2,676	-	760	659	3,436	4,095	1,350	

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HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs			Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Accumulated Depreciation	Date Constru
				Land	Bldg & Improv		Land	Bldg & Improv	Land	Bldg & Improv	Total Assets		
Airpark North - DC1	Industrial	Piedmont Triad		860	2,919	-	494	860	3,413	4,273	1,505	198	
Airpark North - DC2	Industrial	Piedmont Triad		1,302	4,392	-	703	1,302	5,095	6,397	2,150	198	
Airpark North - DC3	Industrial	Piedmont Triad		450	1,517	-	672	450	2,189	2,639	780	198	
Airpark North - DC4	Industrial	Piedmont Triad		452	1,514	-	148	452	1,662	2,114	684	198	
Airpark South Warehouse 1	Industrial	Piedmont Triad		546	-	-	2,591	546	2,591	3,137	928	199	
Airpark South Warehouse 2	Industrial	Piedmont Triad		749	-	-	2,509	749	2,509	3,258	725	199	
Airpark South Warehouse 3	Industrial	Piedmont Triad		603	-	-	2,273	603	2,273	2,876	615	199	
Airpark South Warehouse 4	Industrial	Piedmont Triad		499	-	-	2,073	499	2,073	2,572	599	199	
Airpark South Warehouse 6	Industrial	Piedmont Triad		1,733	-	-	5,394	1,733	5,394	7,127	2,341	199	
Airpark West 1	Office	Piedmont Triad		944	3,831	-	1,011	944	4,842	5,786	1,784	198	
Airpark West 2	Office	Piedmont Triad		887	3,550	-	497	887	4,047	4,934	1,667	198	
Airpark West 4	Office	Piedmont Triad		227	907	-	388	227	1,295	1,522	539	198	
Airpark West 5	Office	Piedmont Triad		243	971	-	221	243	1,192	1,435	479	198	
Airpark West 6	Office	Piedmont Triad		327	1,309	-	811	327	2,120	2,447	728	198	
	Industrial			7,059	-	(3,720)	-	3,339	-	3,339	-	N/A	

Explanation of Responses:

Brigham Road - Land Consolidated Center/ Building I	Office	Piedmont Triad	625	2,183	(235)	306	390	2,489	2,879	1,143	198
Consolidated Center/ Building II	Office	Piedmont Triad	625	4,435	(203)	(963)	422	3,472	3,894	1,610	198
Consolidated Center/ Building III	Office	Piedmont Triad	680	3,572	(217)	(963)	463	2,609	3,072	1,189	198
Consolidated Center/ Building IV	Office	Piedmont Triad	376	1,655	(123)	(348)	253	1,307	1,560	614	198
Deep River Corporate Center	Office	Piedmont Triad	1,041	5,892	-	1,106	1,041	6,998	8,039	2,427	198
Enterprise Warehouse I	Industrial	Piedmont Triad	453	-	360	2,873	813	2,873	3,686	701	200
Enterprise Warehouse II	Industrial	Piedmont Triad	2,733	-	881	12,337	3,614	12,337	15,951	2,023	200
Enterprise Warehouse III	Industrial	Piedmont Triad	814	-	-	3,589	814	3,589	4,403	275	200
Forsyth Corporate Center	Office	Piedmont Triad	329	1,867	-	1,031	329	2,898	3,227	1,268	198

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Total Assets	Accumulated Depreciation
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv			
Highwoods Park Building I	Office	Piedmont Triad		1,476	-	-	8,501	1,476	8,501	9,977	2,525	
Jefferson Pilot Land	Office	Piedmont Triad		11,759	-	(4,311)	-	7,448	-	7,448	-	
Regency One-Piedmont Center	Industrial	Piedmont Triad		515	-	383	2,357	898	2,357	3,255	804	
Regency Two-Piedmont Center	Industrial	Piedmont Triad		435	-	288	2,153	723	2,153	2,876	677	
7023 Albert Pick	Office	Piedmont Triad	(1)	834	3,459	-	435	834	3,894	4,728	1,487	
The Knollwood -380 Retail	Office	Piedmont Triad		-	1	-	252	-	253	253	152	
The Knollwood-370	Office	Piedmont Triad		1,826	7,495	-	933	1,826	8,428	10,254	3,249	
The Knollwood-380	Office	Piedmont Triad		2,989	12,028	-	2,898	2,989	14,926	17,915	6,121	
US Airways	Office	Piedmont Triad		1,450	11,375	-	1,000	1,450	12,375	13,825	4,097	
Westpoint Business Park-Luwabahnson	Office	Piedmont Triad		347	1,389	-	97	347	1,486	1,833	571	
Raleigh, NC												
3600 Glenwood Avenue	Office	Raleigh		-	10,994	-	3,075	-	14,069	14,069	4,096	
3737 Glenwood Avenue	Office	Raleigh		-	-	318	14,739	318	14,739	15,057	4,435	
4101 Research Commons	Office	Raleigh		1,348	8,346	220	(1,453)	1,568	6,893	8,461	2,398	
4201 Research Commons	Office	Raleigh		1,204	11,858	-	(2,949)	1,204	8,909	10,113	3,402	
4301 Research Commons	Office	Raleigh		900	8,237	-	1,114	900	9,351	10,251	3,908	

Explanation of Responses:

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4401 Research Commons	Office	Raleigh		1,249	9,387	-	2,018	1,249	11,405	12,654	4,375
4501 Research Commons	Office	Raleigh		785	5,856	-	1,791	785	7,647	8,432	3,045
4800 North Park	Office	Raleigh		2,678	17,630	-	8,519	2,678	26,149	28,827	10,503
4900 North Park	Office	Raleigh	397	770	1,983	-	553	770	2,536	3,306	1,152
5000 North Park	Office	Raleigh		1,010	4,612	(49)	2,444	961	7,056	8,017	3,264
801 Corporate Center	Office	Raleigh	(5)	828	-	272	10,263	1,100	10,263	11,363	2,876
Blue Ridge I	Office	Raleigh	(1)	722	4,606	-	1,344	722	5,950	6,672	2,732
Blue Ridge II	Office	Raleigh	(1)	462	1,410	-	374	462	1,784	2,246	977
Cape Fear	Office	Raleigh		131	1,630	-	787	131	2,417	2,548	2,073
Catawba	Office	Raleigh		125	1,635	-	2,386	125	4,021	4,146	2,474
CentreGreen One - Weston	Office	Raleigh	(4)	1,529	-	(378)	8,570	1,151	8,570	9,721	2,043
CentreGreen Two - Weston	Office	Raleigh	(4)	1,653	-	(389)	8,950	1,264	8,950	10,214	2,292
CentreGreen Three Land - Weston	Office	Raleigh		1,876	-	(384)	-	1,492	-	1,492	-
CentreGreen Four	Office	Raleigh	(4)	1,779	-	(397)	10,674	1,382	10,674	12,056	3,037
CentreGreen Five	Office	Raleigh		1,280	-	69	12,657	1,349	12,657	14,006	1,231
Cottonwood	Office	Raleigh		609	3,244	-	1,237	609	4,481	5,090	2,155
Dogwood	Office	Raleigh		766	2,769	-	524	766	3,293	4,059	1,436
EPA	Office	Raleigh		2,597	-	-	1,661	2,597	1,661	4,258	707

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HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Accumulated Depreciation
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv	Total Assets	
GlenLake Land	Office	Raleigh		13,003	-	(4,900)	134	8,103	134	8,237	28
GlenLake Bldg											
I	Office	Raleigh	(4)	924	-	1,324	21,752	2,248	21,752	24,000	5,332
GlenLake Four	Office	Raleigh	(5)	1,659	-	493	22,357	2,152	22,357	24,509	3,503
GlenLake Six	Office	Raleigh		941	-	16	22,018	957	22,018	22,975	1,702
Healthsource	Office	Raleigh	(5)	1,304	-	540	13,655	1,844	13,655	15,499	5,449
Highwoods Centre-Weston	Office	Raleigh	(1)	531	-	(267)	8,682	264	8,682	8,946	2,364
Highwoods Office Center											
North Land	Office	Raleigh		357	49	-	-	357	49	406	28
Highwoods Tower One	Office	Raleigh		203	16,744	-	3,488	203	20,232	20,435	9,623
Highwoods Tower Two	Office	Raleigh		365	-	503	20,829	868	20,829	21,697	4,651
Inveresk Land											
Parcel 2	Office	Raleigh		657	-	197	-	854	-	854	-
Inveresk Land											
Parcel 3	Office	Raleigh		548	-	306	-	854	-	854	-
Maplewood	Office	Raleigh	(1)	149	-	107	3,335	256	3,335	3,591	940
Overlook	Office	Raleigh		398	-	293	9,402	691	9,402	10,093	2,912
Pamlico	Office	Raleigh		289	-	-	13,612	289	13,612	13,901	8,333
ParkWest One - Weston	Office	Raleigh		242	-	-	3,430	242	3,430	3,672	849
ParkWest Two - Weston	Office	Raleigh		356	-	-	4,292	356	4,292	4,648	1,382
ParkWest Three - Land - Weston	Office	Raleigh		306	-	-	-	306	-	306	-
Progress Center Renovation	Office	Raleigh		-	-	-	362	-	362	362	160
Raleigh Corp Center Lot D	Office	Raleigh		1,211	-	8	-	1,219	-	1,219	-
RBC Plaza	Mixed-Use	Raleigh	46,662	1,206	-	-	70,710	1,206	70,710	71,916	4,922
	Office	Raleigh		878	3,730	-	1,116	878	4,846	5,724	2,430

Explanation of Responses:

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Rexwoods Center I											
Rexwoods Center II	Office	Raleigh		362	1,818	-	617	362	2,435	2,797	1,136
Rexwoods Center III											
Rexwoods Center III	Office	Raleigh		919	2,816	-	722	919	3,538	4,457	1,651
Rexwoods Center IV											
Rexwoods Center IV	Office	Raleigh		586	-	-	3,449	586	3,449	4,035	1,355
Rexwoods Center V											
Rexwoods Center V	Office	Raleigh		1,301	-	184	5,190	1,485	5,190	6,675	1,661
Riverbirch	Office	Raleigh		469	4,038	(469)	(3,828)	-	210	210	-
Situs I	Office	Raleigh		692	4,646	178	(1,154)	870	3,492	4,362	1,185
Situs II	Office	Raleigh		718	6,254	181	(1,288)	899	4,966	5,865	1,571
Situs III	Office	Raleigh		440	4,078	119	(1,008)	559	3,070	3,629	800
Six Forks Center I											
Six Forks Center I	Office	Raleigh		666	2,665	-	1,316	666	3,981	4,647	1,659
Six Forks Center II											
Six Forks Center II	Office	Raleigh		1,086	4,533	-	1,492	1,086	6,025	7,111	2,397
Six Forks Center III											
Six Forks Center III	Office	Raleigh		862	4,411	-	2,228	862	6,639	7,501	2,690
Smoketree Tower											
Smoketree Tower	Office	Raleigh		2,353	11,743	-	3,227	2,353	14,970	17,323	6,138
Sycamore	Office	Raleigh		255	-	217	5,184	472	5,184	5,656	1,637
Weston Land	Mixed-Use	Raleigh		22,771	-	(7,169)	-	15,602	-	15,602	-
Willow Oak	Office	Raleigh		458	-	268	5,154	726	5,154	5,880	1,908
Other Property	Other	Raleigh		48	9,496	720	4,834	768	14,330	15,098	7,236
Richmond, VA											
4900 Cox Road	Office	Richmond		1,324	5,311	-	2,921	1,324	8,232	9,556	2,801
Colonnade Building											
Colonnade Building	Office	Richmond	(4)	1,364	6,105	-	747	1,364	6,852	8,216	1,554

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period			Accumulated Depreciation	Date Constructed
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv	Total Assets		
Dominion Place - Pitts Parcel	Office	Richmond		1,101	-	(332)	-	769	-	769	-	N/A
Essex Plaza	Office	Richmond	10,717	1,581	13,299	-	(1,849)	1,581	11,450	13,031	3,096	1998
Grove Park I	Office	Richmond		713	-	319	5,213	1,032	5,213	6,245	1,656	1998
Hamilton Beach	Office	Richmond		1,086	4,345	-	1,969	1,086	6,314	7,400	2,450	1988
Highwoods Commons	Office	Richmond		521	-	446	3,319	967	3,319	4,286	1,084	1998
Highwoods One	Office	Richmond		1,688	-	-	10,984	1,688	10,984	12,672	3,631	1998
Highwoods Two	Office	Richmond	(4)	786	-	213	6,026	999	6,026	7,025	1,968	1998
Highwoods Five	Office	Richmond		783	-	-	5,544	783	5,544	6,327	1,804	1998
Highwoods Plaza	Office	Richmond		909	-	176	5,644	1,085	5,644	6,729	1,347	2000
Innsbrooke Centre	Office	Richmond	5,079	1,300	6,958	(144)	(414)	1,156	6,544	7,700	1,079	1988
Innslake Center	Office	Richmond	(1)	845	-	195	5,386	1,040	5,386	6,426	1,237	2000
Liberty Mutual	Office	Richmond		1,205	4,825	-	839	1,205	5,664	6,869	2,091	1998
Markel American	Office	Richmond	8,447	1,300	13,259	72	(4,617)	1,372	8,642	10,014	1,547	1998
Markel Plaza	Office	Richmond	10,717	1,700	17,081	(386)	(5,389)	1,314	11,692	13,006	2,015	1988
North Park	Office	Richmond		2,163	8,659	(14)	1,964	2,149	10,623	12,772	4,126	1988
North Shore Commons A	Office	Richmond	(4)	951	-	-	11,469	951	11,469	12,420	3,483	2000
North Shore Commons B - Land	Office	Richmond	(4)	2,067	-	(103)	11,513	1,964	11,513	13,477	1,595	N/A
	Office	Richmond		1,497	-	-	-	1,497	-	1,497	-	N/A

Explanation of Responses:

North Shore Commons C - Land													
North Shore Commons D - Land	Office	Richmond		1,261	-	-	-	1,261	-	1,261	-	N/A	
Nucklos Corner Land	Office	Richmond		1,259	-	-	-	1,259	-	1,259	-	N/A	
One Shockoe Plaza	Office	Richmond		-	-	356	15,143	356	15,143	15,499	5,874	199	
Pavilion Land	Office	Richmond		181	46	20	(46)	201	-	201	-	N/A	
Rhodia Building	Office	Richmond		1,600	8,864	-	3	1,600	8,867	10,467	2,283	199	
Sadler & Cox Land	Office	Richmond		1,535	-	-	-	1,535	-	1,535	-	N/A	
Saxon Capital Building	Office	Richmond	(4)	1,918	-	337	13,550	2,255	13,550	15,805	2,988	200	
Stony Point F Land	Office	Richmond		1,841	-	-	-	1,841	-	1,841	-	N/A	
Stony Point I	Office	Richmond	(4)	1,384	11,630	59	2,010	1,443	13,640	15,083	4,426	199	
Stony Point II	Office	Richmond		1,240	-	-	11,594	1,240	11,594	12,834	3,338	199	
Stony Point III	Office	Richmond	(4)	995	-	-	9,664	995	9,664	10,659	2,947	200	
Stony Point IV	Office	Richmond		955	-	-	11,644	955	11,644	12,599	2,178	200	
Technology Park 1	Office	Richmond		541	2,166	-	270	541	2,436	2,977	936	199	
Technology Park 2	Office	Richmond		264	1,058	-	114	264	1,172	1,436	442	199	
Vantage Place A	Office	Richmond	(4)	203	811	-	224	203	1,035	1,238	436	198	
Vantage Place B	Office	Richmond	(4)	233	931	-	194	233	1,125	1,358	439	198	
Vantage Place C	Office	Richmond	(4)	235	940	-	288	235	1,228	1,463	472	198	
Vantage Place D	Office	Richmond	(4)	218	873	-	243	218	1,116	1,334	406	198	
Vantage Pointe	Office	Richmond	(4)	1,089	4,500	-	947	1,089	5,447	6,536	2,163	199	
Virginia Mutual	Office	Richmond		1,301	6,036	-	383	1,301	6,419	7,720	1,660	199	
Waterfront Plaza	Office	Richmond		585	2,347	-	911	585	3,258	3,843	1,296	198	
West Shore I	Office	Richmond	(1)	332	1,431	-	313	332	1,744	2,076	671	199	
West Shore II	Office	Richmond	(1)	489	2,181	-	384	489	2,565	3,054	908	199	
West Shore III	Office	Richmond	(1)	961	-	141	4,247	1,102	4,247	5,349	1,309	199	

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

Description	Segment Type	City	2010 Encumbrance	Initial Costs		Costs Capitalized Subsequent to Acquisition		Gross Value at Close of Period		Total Assets	A
				Land	Bldg & Improv	Land	Bldg & Improv	Land	Bldg & Improv		
South Florida											
The 1800 Eller Drive Building	Office	South Florida		-	9,851	-	2,098	-	11,949	11,949	
Tampa, FL											
380 Park Place	Office	Tampa		1,502	-	240	6,624	1,742	6,624	8,366	
4200 Cypress	Office	Tampa		2,673	16,470	-	101	2,673	16,571	19,244	
Anchor Glass	Office	Tampa		1,281	11,318	-	1,732	1,281	13,050	14,331	
Avion Park Land	Office	Tampa		5,237	-	-	1,487	5,237	1,487	6,724	
Bayshore	Office	Tampa		2,276	11,817	-	1,116	2,276	12,933	15,209	
FBI Field Office	Office	Tampa	(5)	4,054	-	406	27,241	4,460	27,241	31,701	
Feathersound											
Corporate Center II	Office	Tampa		802	7,463	-	1,959	802	9,422	10,224	
Harborview Plaza	Office	Tampa	21,502	3,537	29,944	969	(454)	4,506	29,490	33,996	
Highwoods											
Preserve I	Office	Tampa	(5)	991	-	-	22,192	991	22,192	23,183	
Highwoods Preserve Land	Office	Tampa		1,485	-	485	-	1,970	-	1,970	
Highwoods Preserve V	Office	Tampa	(5)	881	-	-	27,263	881	27,263	28,144	
HIW Bay Center I	Office	Tampa		3,565	- (64)	-	37,558	3,501	37,558	41,059	
HIW Bay Center II	Office	Tampa		3,482	-	-	-	3,482	-	3,482	
HIW Preserve VII	Office	Tampa		790	-	-	12,513	790	12,513	13,303	
HIW Preserve VII Garage	Office	Tampa		-	-	-	6,789	-	6,789	6,789	
Horizon	Office	Tampa		-	6,257	-	2,414	-	8,671	8,671	
LakePointe I	Office	Tampa		2,106	89	-	35,301	2,106	35,390	37,496	
LakePointe II	Office	Tampa		2,000	15,848	672	7,197	2,672	23,045	25,717	
Lakeside	Office	Tampa		-	7,369	-	1,747	-	9,116	9,116	
Lakeside/Parkside Garage	Office	Tampa		-	-	-	3,224	-	3,224	3,224	

Explanation of Responses:

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One Harbour										
Place	Office	Tampa		2,016	25,252	-	5,163	2,016	30,415	32,431
Parkside	Office	Tampa		-	9,407	-	3,513	-	12,920	12,920
Pavilion	Office	Tampa		-	16,394	-	2,117	-	18,511	18,511
Pavilion Parking										
Garage	Office	Tampa		-	-	-	5,600	-	5,600	5,600
Spectrum	Office	Tampa		1,454	14,502	-	5,450	1,454	19,952	21,406
Tower Place	Office	Tampa	(5)	3,218	19,898	-	2,534	3,218	22,432	25,650
Westshore Square	Office	Tampa		1,126	5,186	-	476	1,126	5,662	6,788
Independence										
Park Land	Office	Tampa		4,943	-	-	-	4,943	-	4,943
Independence										
Park	Office	Tampa		2,531	4,526	-	-	2,531	4,526	7,057
				479,058	1,347,397	(21,315)	1,548,402	457,743	2,895,799	3,353,542

HIGHWOODS PROPERTIES, INC.
HIGHWOODS REALTY LIMITED PARTNERSHIP

SCHEDULE III - REAL ESTATE AND ACCUMULATED DEPRECIATION (Continued)

(in thousands)

2010 Encumbrance Notes

- (1) These assets are pledged as collateral for a \$128,084,000 first mortgage loan.
- (2) These assets are pledged as collateral for a \$52,109,000 first mortgage loan.
- (3) These assets are pledged as collateral for a \$186,038,000 first mortgage loan.
- (4) These assets are pledged as collateral for a \$123,359,000 first mortgage loan.
- (5) These assets are pledged as collateral for a \$113,386,000 first mortgage loan.

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SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Raleigh, State of North Carolina, on February 9, 2011.

Highwoods Properties, Inc.

By: /s/ Edward J. Fritsch
Edward J. Fritsch
President and Chief Executive
Officer

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacity and on the dates indicated.

Signature	Title	Date
/s/ O. Temple Sloan, Jr. O. Temple Sloan, Jr.	Chairman of the Board of Directors	February 9, 2011
/s/ Edward J. Fritsch Edward J. Fritsch	President, Chief Executive Officer and Director	February 9, 2011
/s/ Thomas W. Adler Thomas W. Adler	Director	February 9, 2011
/s/ Gene H. Anderson Gene H. Anderson	Director	February 9, 2011
/s/ David J. Hartzell David J. Hartzell	Director	February 9, 2011
/s/ Lawrence S. Kaplan Lawrence S. Kaplan	Director	February 9, 2011
/s/ Sherry A. Kellett Sherry A. Kellett	Director	February 9, 2011
/s/ L. Glenn Orr, Jr. L. Glenn Orr, Jr.	Director	February 9, 2011
/s/ Terry L. Stevens	Senior Vice President and Chief Financial Officer	February 9, 2011

Terry L. Stevens

/s/ Daniel L. Clemmens
Daniel L. Clemmens

Vice President and Chief Accounting
Officer

February 9, 2011

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Raleigh, State of North Carolina, on February 9, 2011.

Highwoods Realty Limited Partnership

By: Highwoods Properties, Inc., its sole
general partner

By: /s/ Edward J. Fritsch
Edward J. Fritsch
President and Chief Executive Officer

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacity and on the dates indicated.

Signature	Title	Date
/s/ O. Temple Sloan, Jr. O. Temple Sloan, Jr.	Chairman of the Board of Directors of the General Partner	February 9, 2011
/s/ Edward J. Fritsch Edward J. Fritsch	President, Chief Executive Officer and Director of the General Partner	February 9, 2011
/s/ Thomas W. Adler Thomas W. Adler	Director of the General Partner	February 9, 2011
/s/ Gene H. Anderson Gene H. Anderson	Director of the General Partner	February 9, 2011
/s/ David J. Hartzell David J. Hartzell	Director of the General Partner	February 9, 2011
/s/ Lawrence S. Kaplan Lawrence S. Kaplan	Director of the General Partner	February 9, 2011
/s/ Sherry A. Kellett Sherry A. Kellett	Director of the General Partner	February 9, 2011
/s/ L. Glenn Orr, Jr. L. Glenn Orr, Jr.	Director of the General Partner	February 9, 2011
/s/ Terry L. Stevens	Senior Vice President and Chief Financial Officer	February 9, 2011

of the General Partner

Terry L. Stevens

Vice President and Chief Accounting
Officer

/s/ Daniel L. Clemmens
Daniel L. Clemmens

February 9, 2011
