

**Exhibit B**

**LEGAL DESCRIPTION**

Being a 2.2290 acre tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, City of Dallas, Dallas County, Texas, being part of City Block 5771 and being part of Tract 2 as described in a Substitute Trustee's Deed to Viceroy Regal, L.P., dated October 6, 2009, recorded as Instrument No. 200900284554, Official Public Records, Dallas County, Texas, and being all of the tract of land described in Quitclaim Deed to Viceroy Regal, L.P., dated October 17, 2011, recorded as Instrument No. 201100271273, Official Public Records, Dallas County, Texas, being more particularly described as follows:

**BEGINNING** at a set 1/2" iron rod with yellow plastic cap stamped "RLG INC" from which a found 5/8" iron rod (Instrument No.201400117544) bears North 61° 38' 47" West, a distance of 0.28 feet, being on the northwest right-of-way line of Burbank Street (a variable width right-of-way) as described in Agreed Final Judgment, recorded as Instrument No. 201400117544, Official Public Records, Dallas County, Texas, being the southerly corner of the tract of land described herein, also being the southerly corner of the tract of land described in said Quitclaim Deed to Viceroy Regal, L.P.;

**THENCE** North 43° 30' 55" West, along a southwest line of the tract of land described herein, also being the southwest line of the tract of land described in said Quitclaim Deed to Viceroy Regal, L.P., a distance of 368.73 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for a southwesterly corner of the tract of land described herein, also being a southeasterly corner of Lot 1A, Block A/5771, SWA Training and Operations Support, an addition to the City of Dallas, according to the plat thereof, recorded as Instrument No. 201400026737, Official Public Records, Dallas County, Texas, from which a found 1/2" iron rod bears North 60° 46' 43" West, a distance of 0.72 feet;

**THENCE** North 44° 55' 55" West, along a southwest line of the tract of land describe herein, also being a southwesterly line of said Lot 4 and also being the southwesterly line of the tract of land described in said Quitclaim Deed to Viceroy Regal, L.P., a distance of 5.00 feet, to a mag nail set for the westerly corner of the tract of land described herein, also being the westerly corner of the tract of land described in said Quitclaim deed to Viceroy Regal, L.P., and also being a corner of said Lot 4;

**THENCE** North 45° 06' 06" East, along the northwest line of the tract of land described herein, also being the northeast line of said Lot 1A, passing at a distance of 50.00 feet, the northerly corner of the tract of land described in said Quitclaim Deed to Viceroy Regal, L.P. and continuing along the northeast line of said lot 1A, a total distance of 259.85 feet, to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the northerly corner of the tract of land described herein and also being the westerly corner of a tract of land described in a Warranty Deed to Lee Roy Jordan, dated May 6, 1985, recorded as Volume 85089, Page 5228, Deed Records, Dallas County, Texas;

**THENCE** South 43° 32' 09" East, along the northeast line of the tract of land described herein, also being the southwest line of the tract of land described in said Warranty Deed to Lee Roy Jordan, a distance of 372.85 feet to a mag nail found for the easterly corner of the tract of land described herein, the northerly corner of a tract of land described in an Agreed Final Judgement, recorded as Instrument No. 201500269115, Official Public Records, Dallas County, Texas, the westerly corner of tract of land described by Warranty Deed to the City of Dallas, dated April 3, 2012, recorded as Instrument No. 201200093367, Official Public Records, Dallas County, Texas, and also being on the northwest right-of-way line of said Burbank Street;

**THENCE** South 44° 46' 53" West, along the southeast line of the tract of land described herein, also being the northwest right-of-way line of said Burbank Street, passing at a distance of 209.88 feet a 5/8" iron rod with red plastic cap stamped "Dallas" found for the westerly corner of the tract of land described in said Warranty Deed to the City of Dallas, the easterly corner of the tract of land described in said Quitclaim Deed to Viceroy Regal, L.P., and continuing a total distance of 259.90 feet to the **POINT OF BEGINNING**, containing 97,095 square feet, or 2.2290 acres, more or less.