

**South Side Studios LLC
2901 Botham Jean Boulevard
Dallas, Texas 75215**

Legal Description

BEING a 483,473 square foot (11.10 acre) tract of land situation in the H.C. LONG SURVEY, Abstract No. 762, City Block 1218, City of Dallas, Dallas County, Texas, same being all of that certain tract I conveyed to CCH LAMAR PARTNERS I, L.P. by Special Warranty Deed recorded in Instrument Number 20080228060, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the intersection of the northwest right-of-way line of Martin Luther King Jr. Boulevard (Variable Width R.O. W.) (formerly known as Forest Avenue, by Ordinance No. 16967) and the northeast right-of-way line of Missouri Kansas & Texas Railroad;

THENCE North 58 degrees 49 minutes 06 seconds West, departing said northwest right-of-way line and along said northeast right-of-way, for a distance of 941.50 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the south line of Block A/1114, out to the WILLOWBROOK SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 74227, Page 516, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 50 minutes 44 seconds East, departing said northeast right-of-way line and along said south line, for a distance of 596.11 feet, to a 1" pipe found for the east corner of said Block A/1114, same being in the southwest right-of-way line of South Lamar Street (Variable Width R.O.W.);

THENCE South 58 degrees 47 minutes 16 seconds East, departing said south line, and along said southwest right-of-way line, for a distance of 102.14 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set;

THENCE South 52 degrees 41 minutes 01 seconds East, continuing along said southwest right-of-way, for a distance of 100.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set;

THENCE South 46 degrees 34 minutes 46 seconds East, continuing along said southwest right-of-way line, for a distance of 722.47 feet, to "X" cut set at the intersection of said southwest right-of-way and the aforementioned northwest right-of-way line of Martin Luther King Jr. Boulevard;

THENCE South 44 degrees 13 minutes 46 seconds West, departing said southwest right-of-way and along said northwest right-of-way line, for a distance of 428.78 feet, to the POINT OF BEGINNING and containing 483,473 square feet or 11.100 acres of land more or less.