

Exhibit B

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Charter DMN Holdings, LP, a Texas limited partnership (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FORTY-FIVE MILLION AND NO/100 DOLLARS (\$45,000,000.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

- (a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;
- (b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;
- (c) building, parking garage, equipment and appurtenant rights, if any;
- (d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and
- (e) all other rights, privileges and appurtenances owned by Grantor and in and to the Property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise. The Property is conveyed by Grantor AS IS, WHERE IS, AND WITH ALL FAULTS. Grantor's conveyance of the Property is subject to (i) all matters filed of record as of May 1, 2000, (ii) any portion of the Property taken in condemnation by any governmental entity and (iii) zoning and any other conditions created by Grantee or any other governmental entity.

EXECUTED this _____ day of _____, 2025.

Exhibit B

GRANTOR:

Charter DMN Holdings, LP, a Texas limited partnership

By: _____
Ray W. Washburne, President

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____
by Ray W. Washburne, President of Charter DMN Holdings, LP, a Texas limited partnership, on behalf
of said limited partnership.

Notary Public, State of _____

After recording return to:
City of Dallas
Department of Facilities and Real Estate Management
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
Attn: Lisa Junge

Warranty Deed Log No. 53923

Field Notes Describing a 185,941 Sq. Ft. (4.269 Ac.) Tract of Land to be Acquired In Blocks 345 and 426

Being a 185,941 Square Foot (4.269 Acre) tract of land lying in the John N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, and being a portion of the property conveyed to Charter DMN Holdings, LP by deed recorded in Instrument Number 201900127888, and being all of Block 426, a portion of Block 345 and a portion of Record Street abandoned by Ordinance Number 7782 and being more particularly described as follows:

NOTE: All monuments found are of Record Dignity.

All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a 2-inch diameter steel corner fence post found at the Southeast corner of the herein described tract of land, at the intersection of the Northwest Right-of-Way line of S. Market Street, a variable width public street, with the North line of a tract of land conveyed to Dallas Area Rapid Transit (DART) by deed recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas (N=6968406.11; E=2489394.26):

THENCE North 85°54'17" West with the North line of said DART property a distance of 200.80 feet to an "X" cut in concrete found at an outside corner of the herein described tract of land (N=6968420.31; E=2489194.03):

THENCE North 55°03'55" West, continuing with the Northwest line of said DART property a distance of 99.11 feet to a 1/2-inch diameter iron rod found at an inside corner of the herein described tract of land (N=6968477.20; E=2489112.76):

THENCE North 59°31'37" West continuing with the Northwest line of said DART property a distance of 75.00 feet to a 5/8-inch diameter iron rod found at an outside corner of the herein described tract of land (N=6968515.23; E=2489048.13):

THENCE North 41°27'49" East a distance of 57.00 feet to the intersection with the above reference Northeast line of Houston Street (not accessible):

EXHIBIT A

Field Notes Describing a 185,941 Sq. Ft. (4.269 Ac.) Tract of Land to be Acquired In Blocks 345 and 426

THENCE North 15°04'19" West with the said Northwest line of Houston Street a distance of 352.20 to the Northwest corner of said Block 426, being also the Southwest corner of Block 343 (not monumented):

THENCE North 75°02'09" East with the common line between said Blocks 426 and 343 a distance of 253.53 feet to the Northwest corner of an area of Ground Lease recorded in Instruments Number 20080330752 of the Official Public Records of Dallas County, Texas, lying in an area of Record Street abandoned by Ordinance Number 7782, and being also an outside corner of the herein described tract of land (not monumented):

THENCE South 14°57'51" East, over and across a portion of said abandoned Record Street, and with the Southwest line of said area of Ground Lease, a distance of 173.62 feet to an inside corner of the herein described tract of land (not monumented):

THENCE continuing with the common property line between said Ground Lease and the herein described tract of land, the following courses and distances:

NOTE: None of these corners are accessible and have not been monumented.

North 74°55'39" East a distance of 14.25 feet:

South 52°22'59" East a distance of 15.83 feet:

South 27°55'53" East a distance of 14.15 feet:

North 74°59'04" East a distance of 123.19 feet:

North 03°23'04" East a distance of 17.07 feet:

North 20°34'44" East a distance of 12.43 feet:

THENCE North 75°07'22" East a distance of 21.47 feet to the intersection with the above referenced current Southwest line of Market Street (not monumented):

THENCE South 15°04'19" East with the said Southwest line of Market Street a distance of 38.35 feet to a Mag Nail found at the Point of Curvature of a Curve to the Right (N=6968806.33; E=2489472.00):

EXHIBIT A

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THENCE Southwesterly, continuing with the said Southwest and West line of Market Street and along said Curve, having a Radius of 460.00 feet, a Central Angle of $47^{\circ}49'09''$, an Arc Length of 383.92 feet and a Chord which bears South $08^{\circ}50'20''$ West a distance of 372.87 feet to a Mag Nail with washer marked CITY OF DALLAS set at the Point of Tangency:

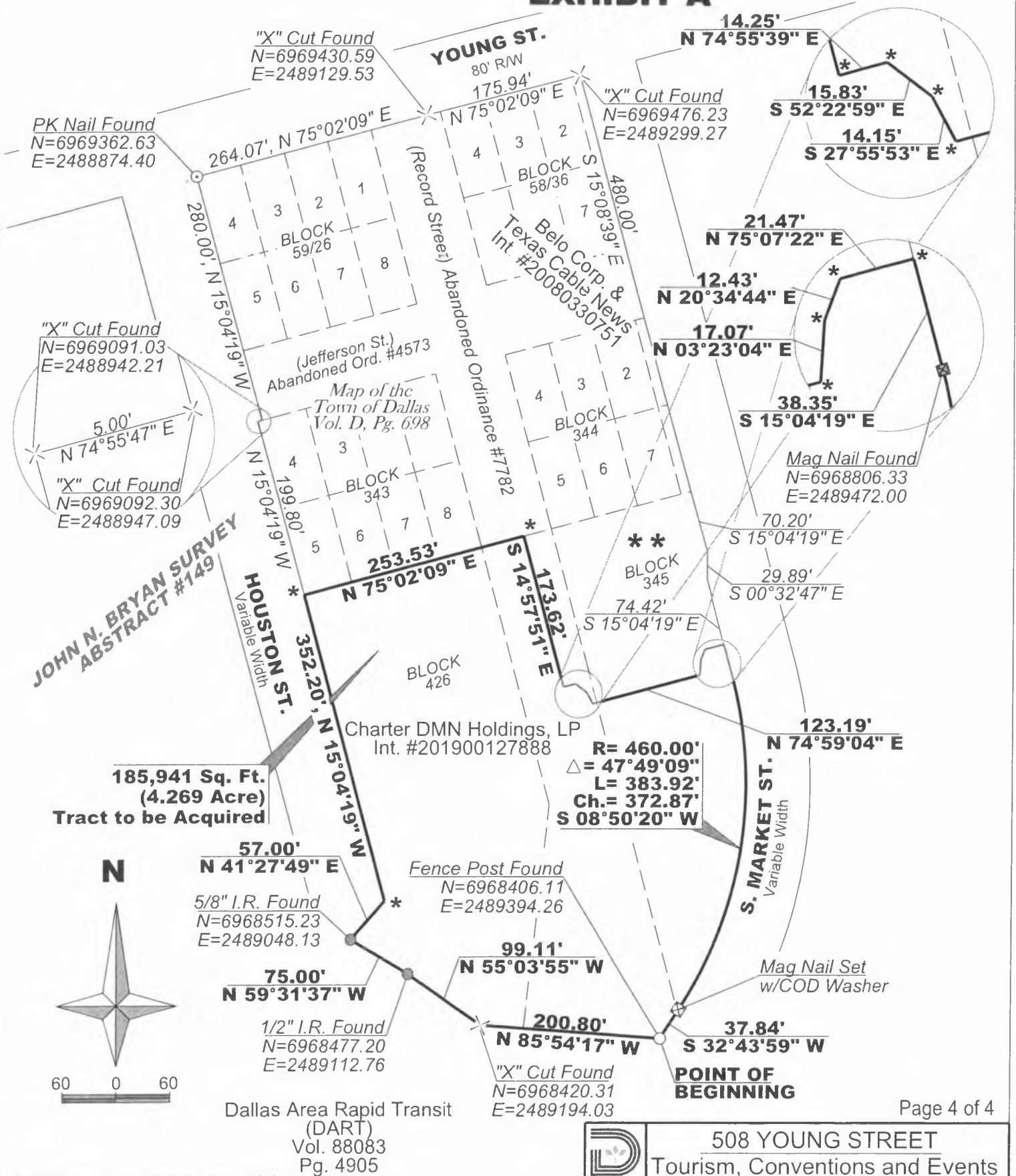
THENCE South $32^{\circ}43'59''$ West with the current Northwest line of Market Street a distance of 37.84 feet to the **POINT OF BEGINNING**, containing 185,941 Square Feet, or 4.269 Acres of land:

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

Scott Holt
3/3/2025



EXHIBIT A




* Indicates corner not accessible.

*** Indicates area of Ground Lease: Int. #20080330752.

NOTE: All Monuments Found are of Record Dignity.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011. All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011: NO SCALE, NO PROJECTION.

	508 YOUNG STREET		
	Tourism, Conventions and Events		
	DEPARTMENT OF PUBLIC WORKS		
	SURVEY DIVISION CITY OF DALLAS, TEXAS		
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N\ENGR\HOLT\508 Young Street\508 Young Street.dgn	As Noted	2-28-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	All Block Noted	041D-113