

Exhibit B

LEGAL DESCRIPTION (TRACT I)

BEING a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being all of Lot 7A, Block 316, Americas Tower, an addition to the City of Dallas recorded in Volume 83004, Page 891, Deed Records Dallas County, Texas (D.R.D.C.T.), said tract also being all of Tract 1-Parcel 1 described in deed to Digital-Bryan Street Partnership, as recorded in Volume 2004221, Page 1324, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), said tract includes that portion of Federal Street abandoned by City of Dallas Ordinance No. 17025, as recorded in Volume 81156, Page 2534, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at an "X" cut in concrete for an east corner of said Lot 7A, said point being the northerly most corner of a corner clip located at the intersection of the southwesterly right-of-way line of Leonard Street (variable width right-of-way) and the northwesterly right-of-way line of Bryan Street (variable width right-of-way);

THENCE South 19 degrees 53 minutes 58 seconds West, along said corner clip, a distance of 5.50 feet to a PK nail set for the southerly corner of said corner clip in the northwesterly line of said Bryan Street;

THENCE South 44 degrees 37 minutes 22 seconds West, along the southeasterly line of said Lot 7A and the said northwesterly right-of-way line of Bryan Street, a distance of 137.84 feet to an "X" in concrete set for a south corner of said Lot 7A, said point being the easterly most corner of a corner clip located at the intersection of said northwesterly line of Bryan Street and the northeasterly right-of-way line of Crockett Street (variable width right-of-way);

THENCE South 88 degrees 32 minutes 05 seconds West, along said corner clip, a distance of 14.41 feet to an "X" cut in concrete set for a south corner of said Lot 7A in the northeasterly line of said Crockett Street;

THENCE North 47 degrees 33 minutes 13 seconds West, along the common southwesterly line of said Lot 7A and the said northeasterly line of Crockett Street, a distance of 134.12 feet to an "X" in concrete found for corner;

THENCE North 39 degrees 28 minutes 17 seconds West, continuing along said common line, a distance of 21.41 feet to an "X" in concrete found for corner;

THENCE North 45 degrees 29 minutes 31 seconds West, continuing along said common line, a distance of 70.95 feet to an "X" in concrete found for the west corner of said Lot 7A and the south corner of a 0.6717 acre tract of land described in deed to Digital 717 Leonard, L.P., as recorded in Instrument No. 20080159519, O.P.R.D.C.T.;

THENCE North 44 degrees 26 minutes 47 seconds East, departing said Crockett Street and along the northwesterly line of said Lot 7A and the southeasterly line of said Digital 717 Leonard, L.P. tract, a distance of 155.75 feet to a found PK nail for the north corner of said Lot 7A and the east corner of said Digital 717 Leonard, L.P. tract, said point being in the aforementioned southwesterly line of Leonard Street;

THENCE South 45 degrees 29 minutes 48 seconds East, along the common northeasterly line of said Lot 7A and the said southwesterly line of Leonard Street, a distance of 234.43 feet to the POINT OF BEGINNING AND CONTAINING 36,754 square feet or 0.8438 acres of land, more or less.

LEGAL DESCRIPTION (TRACT II) "Parking Facility"

BEING a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being all of Tract I ("Parking Facility") described in deed to Digital 717 Leonard, L.P., as recorded in Instrument No. 20080159519, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

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BEGINNING at a PK nail found on the southwesterly right-of-way line of Leonard Street (variable width right-of-way), for the east corner of "Parking Facility" tract and the north corner of Lot 7A, Block 316, Americas Tower, an addition to the City of Dallas recorded in Volume 83004, Page 891, Deed Records Dallas County, Texas;

THENCE South 44 degrees 26 minutes 47 seconds West, departing said southwesterly right-of-way line and along the southeasterly line of said "Parking Facility" tract and the northwesterly line of said Lot 7A, a distance of 155.75 feet to an "X" cut in concrete found for the south corner of said "Parking Facility" tract and the west corner of said Lot 7A, said point being in the northeasterly right-of-way line of Crockett Street (variable width right-of-way);

THENCE North 45 degrees 29 minutes 31 seconds West, along the common southwesterly line of said "Parking Facility" tract and northeasterly line of said Crockett Street, a distance of 27.05 feet to an "X" cut in concrete set for corner;

THENCE South 44 degrees 26 minutes 47 seconds West, continuing along said common line, a distance of 4.59 feet to an "X" in concrete set for corner;

THENCE North 46 degrees 15 minutes 58 seconds West, continuing along said common line, a distance of 155.43 feet to a point for the west corner of said "Parking Facility" tract, from which an "X" cut found in concrete for the south corner of a tract of land described in deed to Spire Development Holding, LLC, as recorded in Instrument No. 201000151188, O.P.R.D.C.T., bears North 46 degrees 15 minutes 58 seconds West, 0.15 feet;

THENCE North 44 degrees 05 minutes 44 seconds East, along the northwesterly line of said "Parking Facility" tract, a distance of 161.13 feet to a PK nail found for the north corner of said "Parking Facility" tract, said point also being the westerly corner of the "Dedication Area" tract described in said deed to Digital 717 Leonard, L.P.;

THENCE South 45 degrees 54 minutes 16 seconds East, along the common northeasterly line of said "Parking Facility" tract and southwesterly line of said "Dedication Area" tract, a distance of 183.46 feet to the POINT OF BEGINNING AND CONTAINING 29,256 square feet or 0.6716 acres of land, more or less.

LEGAL DESCRIPTION (TRACT III) "Dedication Area"

BEING a tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being all of Tract II ("Dedication Area") described in deed to Digital 717 Leonard, L.P., as recorded in Instrument No. 20080159519, Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a PK nail found on the southwesterly right-of-way line of Leonard Street (variable width right-of-way), for the south corner of said "Dedication Area", also being the east corner of the "Parking Facility" tract described in said deed to Digital 717 Leonard, L.P., and the north corner of Lot 7A, Block 316, Americas Tower, an addition to the City of Dallas recorded in Volume 83004, Page 891, Deed Records Dallas County, Texas;

THENCE North 45 degrees 54 minutes 16 seconds West, along the common northeasterly line of said "Parking Facility" tract and southwesterly line of said "Dedication Area" tract, a distance of 183.46 feet to a PK nail found for corner;

THENCE North 44 degrees 05 minutes 44 seconds East, departing said common line and along the northwesterly line of said "Dedication Area" tract, a distance of 11.28 feet to the northerly corner of said "Dedication Area", from which a found PK nail with a "Pacheco Koch" shiner for the easterly corner of a tract of land described in deed to Spire Development Holding, LLC, recorded in Instrument No. 201000151188, O.P.R.D.C.T., bears North 17 degrees 13 minutes 50 seconds West, 0.15 feet, said point also being on the aforementioned southwesterly line of Leonard Street;

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THENCE South 45 degrees 43 minutes 38 seconds East, along the common northeasterly line of said "Dedication Area" and southwesterly line of said Leonard Street, a distance of 156.47 feet to a PK nail found for corner;

THENCE North 44 degrees 26 minutes 47 seconds East, continuing along said common line, a distance of 2.58 feet to a PK nail found for corner;

THENCE South 45 degrees 30 minutes 10 seconds East, continuing along said common line, a distance of 27.05 feet to the easterly corner of said "Dedication Area";

THENCE South 44 degrees 26 minutes 47 seconds West, along the southeasterly line of said "Dedication Area", a distance of 13.19 feet to the POINT OF BEGINNING AND CONTAINING 2,086 square feet or 0.0479 acres of land, more or less.