

EXHIBIT B

NOTICE OF CONFIDENTIALITY 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 Audelia, L.P., 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 FIVE MILLION AND NO/100 DOLLARS (\$5,000,000.00) 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, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: None

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.

EXECUTED this _____ day of _____, _____.

Audelia, L.P.,
a Texas limited partnership

By: Sommerset Realty Investments Corporation,
a Texas corporation its general partner

By: _____
Karl Slovin, Director

EXHIBIT B

* * * * *

STATE OF _____ ,

COUNTY OF _____ ,

This instrument was acknowledged before me on _____
by Karl Slovin, Director of Sommerset Realty Investments Corporation, a Texas
corporation, general partner of Audelia, L.P., a Texas limited partnership, on behalf of
said limited partnership.

Notary Public, State of _____

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Junge

Special Warranty Deed Log No. 49227

Exhibit A

Field Notes Describing Land To Be Acquired in Block 6/8421

Being situated in the B.J. Prigmore Survey, Abstract No. 1159, City of Dallas, Dallas County, Texas, and being all of Lot 5 of Block 6/8421, Official City of Dallas Block Numbers, of the Forest Audelia Village Addition, an addition to the City of Dallas Recorded in Volume 83228, Page 5394 of the Deed Records of Dallas County, Texas and being all of the property conveyed to Audelia, L.P., by Deed dated December 16, 1996 and recorded in Volume 96246, Page 2238 of the Deed Records of Dallas County, Texas, and containing 159,370.69 Square Feet, or 3.658 Acres of land, according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS
Survey Program Manager


Date