

# 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 Hotel Miramar, LLC, a Texas limited liability company (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 THREE MILLION FIVE HUNDRED EIGHTEEN AND NO/100 DOLLARS (\$3,518,000.00) 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 \_\_\_\_\_, \_\_\_\_\_.

**Hotel Miramar, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_  
Ratnakar Mody, Sole Manager

**EXHIBIT B**

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
By Ratnakar Mody, Sole Manager of Hotel Miramar, LLC, a Texas limited liability  
company, on behalf of said limited liability company.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

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: Mark Proctor, Real Estate Manager

Special Warranty Deed Log No. 49891 / Block d/5930

## **EXHIBIT A**

**BEING A PORTION OF BLOCK D/5930, HAMPTON PLAZA ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGES 127 AND 128, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO AMIN AND MODY PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED IN VOLUME 2000007, PAGE 3141, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE SOUTH LINE OF FORT WORTH AVENUE (120 FOOT PUBLIC RIGHT-OF-WAY) AND THE EAST LINE OF TARRANT PLACE (80 FOOT PUBLIC RIGHT-OF-WAY);**

**THENCE NORTH 67 DEGREES 42 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FORT WORTH AVENUE, A DISTANCE OF 292.96 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SHARON FAVORS AND THOMAS HAYES, BY DEED RECORDED IN CLERK'S FILE NO. 201300237866, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;**

**THENCE SOUTH 20 DEGREES 35 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID FAVORS/HAYES TRACT, A DISTANCE OF 120.02 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING ON THE NORTH LINE OF A 30 FOOT ALLEY AND THE SOUTHWEST CORNER OF SAID FAVORS/HAYES TRACT;**

**THENCE SOUTH 67 DEGREES 43 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 292.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE EAST LINE OF SAID TARRANT PLACE;**

**THENCE NORTH 20 DEGREES 39 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID TARRANT PLACE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,133 SQUARE FEET OR 0.807 ACRES OF LAND.**