

EXHIBIT B

(Legal Description of the Land)

The land with the buildings and improvements thereon in Lexington, Middlesex County, Massachusetts shown as Parcel B on that certain plan entitled "Subdivision Plan of Land in Lexington, MA (Middlesex County)", Scale: 1" = 60', dated August 14, 1985, prepared by Miller & Nylander, recorded in the Middlesex South District Registry of Deeds (the "Registry") as Plan No. 1455 of 1986 and more particularly bounded and described as follows:

SOUTHWESTERLY: by Hayden Avenue, one thousand seventy-three and 75/100 (1,073.75) feet;

SOUTHEASTERLY: by land of W. R. Grace and Co., one thousand forty and no/100 (1,040.00) feet;

NORTHEASTERLY: by land of the Town of Lexington, five hundred two and 5/100 (502.05) feet; and by land now or formerly of Stern, Rawle and Canova, Bowyer, Waldron, Roden and Munroe Road, six hundred eighty five and 73/100 (685.73) feet;

NORTHWESTERLY: by land now or formerly of Davis, two hundred forty seven and 64/100 (247.64) feet;

NORTHWESTERLY: by Spring Street, four hundred ten and 13/100 (410.13) feet;

SOUTHWESTERLY: ninety-one and 25/100 (91.25) feet;

SOUTHERLY: three hundred eighty-nine and 71/100 (389.71) feet;

SOUTHWESTERLY: two hundred ninety-six and 59/100 (296.59) feet;

NORTHWESTERLY: by four lines measuring together four hundred sixty and 21/100 (460.21) feet;

SOUTHWESTERLY: ten (10.00) feet;

NORTHWESTERLY: one hundred three and 86/100 (103.86) feet;

NORTHERLY: one hundred forty-eight and 46/100 (148.46) feet;

NORTHWESTERLY: fifty-nine and 9/100 (59.09) feet, all by Parcel A on said plan.

Parcel B contains 24.894 ± acres more or less according to said plan.

There is included within the above described parcel a parcel of registered land, bounded and described as follows:

NORTHWESTERLY: by Spring Street, fourteen and 17/100 (14.17) feet;

NORTHEASTERLY: by Lot 2 as shown on the plan hereinafter mentioned, six and 80/100 (6.80) feet;

SOUTHEASTERLY: by the middle line of former Old Spring Street as shown on said plan, fifteen and 75/100 (15.75) feet.

Said registered parcel is shown as Lot 3 on said plan. All of said boundaries are determined by the Land Court to be located as shown on a subdivision plan, as approved by the Land Court, filed in the Land Registration Office, a copy of which is filed with the Middlesex South Registry District of the Land Court in Registration Book 699, Page 26 with Certificate of Title No. 113776 (Plan No. 6998C).