

Exhibit B

Legal Description of Communications Easement Area

METES AND BOUNDS DESCRIPTION

20' WIDE PERMANENT UTILITY EASEMENT

A certain easement situated in the Commonwealth of Massachusetts, County of Middlesex, City of Somerville, located at the westerly portion of Inner Belt Road being shown on a plan entitled "Plan of Communications Easement Inner Belt Road Somerville, MA 02143" dated August 30, 2021, prepared by Chappell Engineering Associates, LLC, being more particularly bounded and described as follows:

Beginning at a point, said point being S 59° 17' 33" E 4.96 feet from a stone bound with a lead plug and drill hole at the Westerly sideline of Inner Belt Road at the 1.2' jog in said sideline;

Thence, running S 59° 17' 33" E a distance of 24.00 feet, to a point;

Thence, running S 02° 50' 52" E a distance of 10.00 feet to a point;

Thence, running N 87° 09' 08" E a distance of 15.08 feet to a point;

Thence, running S 59° 17' 33" E at a distance of 15.35 feet, to a point;

Thence, running S 02° 50' 52" E at a distance of 11.52 feet, to a point;

Thence, running S 87° 09' 08" W at a distance of 27.87 feet, to a point;

Thence, running S 02° 50' 52" E at a distance of 111.50 feet, to a point;

Thence, running S 41° 48' 45" W at a distance of 47.93 feet, to a point;

Thence, running N 89° 08' 59" W at a distance of 62.82 feet, to a point;

Thence, running N 73° 43' 48" W at a distance of 63.11 feet, to a point;

Thence, running N 55° 06' 52" W at a distance of 68.27 feet, to a point;

Thence, running S 58° 40' 26" W at a distance of 28.38 feet, to a point;

Thence, running along a curve to the right with a radius of 1027.00 feet, a distance of 21.19 feet to a point:

Thence, running N 58° 40' 26" E at a distance of 28.57 feet, to a point;

Thence, running N 48° 10' 05" W at a distance of 76.99 feet, to a point;

Thence, running N 43° 27' 49" W at a distance of 108.69 feet, to a point;

Thence, running N 37° 01' 51" W at a distance of 126.00 feet, to a point;

Thence, running S 52° 08' 59" W at a distance of 27.12 feet, to a point;

Thence, running N 37° 01' 51" W at a distance of 20.00 feet, to a point;

Thence, running N 52° 58' 09" E at a distance of 47.12 feet, to a point;
Thence, running S 37° 01' 51" E at a distance of 144.87 feet, to a point;
Thence, running S 43° 27' 09" E at a distance of 106.74 feet, to a point;
Thence, running S 48° 10' 05" E at a distance of 90.17 feet, to a point;
Thence, running S 55° 06' 52" E at a distance of 69.72 feet, to a point;
Thence, running S 73° 43' 48" E at a distance of 57.13 feet, to a point;
Thence, running S 89° 08' 59" E at a distance of 50.99 feet, to a point;
Thence, running S 41° 48' 45" E at a distance of 30.60 feet, to a point;
Thence, running S 02° 50' 52" E at a distance of 146.56 feet, to the point of beginning.

The area described contains 15,943 Square Feet of area more or less.