

**Exhibit B**

PROPERTY DESCRIPTION - GARDEN STREET

ALL THAT certain piece, parcel or tract of land situated in the City of Stamford, County of Fairfield and State of Connecticut, being bound and described as follows:

Beginning on the southerly line of Manhattan Street at the westerly line of Garden Street;

thence easterly along the southerly line of Manhattan Street S 75°32'49" E a distance of 35.36 feet to the easterly line of Garden Street;

thence southerly along the easterly line of Garden Street S 14°33'33" W a distance of 127.53, S 10°48'57" W a distance of 25.92 and S 18°16'19" E a distance of 11.45 feet to the northerly line of Dock Street a.k.a Stamford Urban Transitway;

thence westerly along the northerly line of Dock Street a.k.a Stamford Urban Transitway along a non-tangential curve turning to the right with a delta angle of 5°14'01", a radius of 457.68 feet, an arc length of 41.81 feet, a chord bearing of N 82°26'37" W, and a chord length of 41.79 feet to the westerly line of Garden Street;

thence northerly along the westerly side of Garden Street N 12°14'28" E a distance of 41.08 feet, and N 14°30'18" E a distance of 127.00 feet to the point of beginning.

The above described tract of land contains 5,921 square feet.