

**EXHIBIT B**  
**LAND DESCRIPTION**

Two parcels of tide and submerged land within the Pacific Ocean adjacent to the community of Pebble Beach, and adjacent to the 2.981 acre tract described in the deed recorded in Reel 649, at Page 735, said tract being a portion of El Pescadero Rancho, in Monterey County, California, said parcels more particularly described as follows:

**Parcel 1**

COMMENCING at a point distant 89.15 feet North and 120.50 feet West from a monument numbered 3132, as said monument is shown on the map titled "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" filed January 12, 1922 in Volume 3 of Surveys, at Page 3, records of Monterey County, California, said point of commencement also being the most easterly corner of said 2.981 acre tract; thence along the southeasterly boundary of said parcel S 53°00'00" W, 452.11 feet; thence leaving said boundary S 85°09'43" W, 26.47 feet to the ordinary high water mark of the Pacific Ocean and being the POINT OF BEGINNING; thence following said ordinary high water mark the following seven (7) courses:

- 1) N 2°58'50" E, 9.40 feet
- 2) N 35°42'14" W, 6.71 feet
- 3) N 31°54'23" W, 4.73 feet
- 4) N 54°27'22" W, 6.50 feet
- 5) N 62°25'29" W, 11.52 feet
- 6) S 66°43'12" W, 6.44 feet
- 7) S 79°13'26" W, 11.81 feet;

thence leaving the ordinary high water mark S 59°12'54" E, 45.34 feet to the POINT OF BEGINNING.

**Parcel 2**

COMMENCING at a point distant 89.15 feet North and 120.50 feet West from a monument numbered 3132, as said monument is shown on the map titled "Licensed Surveyor's Map of El Pescadero and Point Pinos Ranchos" filed January 12, 1922 in Volume 3 of Surveys, at Page 3, records of Monterey County, California, said point of commencement also being the most easterly corner of the 2.981 acre tract described in the deed recorded May 7, 1970 in Reel 649, at Page 735, Official Records of Monterey County, California; thence along the southeasterly and southwesterly boundaries of said parcel the following three (3) courses:

- a) S 53°00'00" W, 452.11 feet
- b) N 42°12'00" W, 18.14 feet
- c) N 50°21'00" W, 129.29 feet;

thence leaving said boundary S 87°29'43" W, 32.44 feet to the ordinary high water mark of the Pacific Ocean and being the POINT OF BEGINNING; thence following said ordinary high water mark the following six (6) courses:

- 1) N 16°04'20" W, 5.80 feet
- 2) N 7°17'28" W, 7.11 feet
- 3) N 20°12'06" W, 7.94 feet
- 4) N 12°10'26" W, 5.01 feet
- 5) N 29°43'45" W, 7.14 feet
- 6) S 52°59'26" W, 8.94 feet;

thence leaving said ordinary high water mark S 26°35'00" E, 11.52 feet; S 35°16'39" E, 9.75 feet; S 39°29'13" E, 9.75 feet to the POINT OF BEGINNING.

**END DESCRIPTION**

Prepared by the California State Lands Commission Boundary Unit on May 13, 2010, and based upon the description prepared July 30, 1989.

