

EXHIBIT B

W 26387

LAND DESCRIPTION

A parcel of submerged land in Huntington Harbour, in the City of Huntington Beach, Orange County, California, described as follows:

BEGINNING at the most southerly corner of Lot 53, as said lot is shown and so designated on that certain map of Tract 5050 filed in Book 191, Page 39 of Miscellaneous Maps, Official Records of said County; thence along the westerly line of said Lot 53, said westerly line also being the easterly line of the 400 foot wide channel owned by the State of California as described in that certain Grant Deed recorded in Book 6368, Page 411, Official Records of said county, N 19°00'00" W 25.01 feet; thence leaving said westerly line of said Lot, and continuing along the easterly line of said 400 foot wide channel N 19°00'00" W 59.23 feet to the westerly prolongation of the northerly line of said lot; thence along said westerly prolongation N 83°50'48" W 48.80 feet to the beginning of a non tangent curve to the left having a radial bearing of N 86°36'55" W, and a radius of 210.00 feet, said curve being parallel with and 60 feet westerly, measured at right angles, from the bulkhead line as shown on said map; thence along said curve southerly through a central angle of 22°23'05" a distance of 82.04 feet; thence along a line parallel with and 60 feet westerly, measured at right angles, from said bulkhead line S 19°00'00" E 20.81 feet to the westerly prolongation of the southerly line of said Lot 53; thence along said southwesterly prolongation N 75°00'13" E 60.15 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Prepared 06/07/2010 by the California State Lands Commission Boundary Unit.

