EXHIBIT B

PRC 8186.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in Solana Beach, San Diego County, State of California, more particularly described as follows:

Beginning at a point on the intersection of a line lying 2.50 feet westerly of the face of a concrete seacave infill and the westerly prolongation of the north line of lot 8 Block 23 as shown on Map No. 1749 entitled " Solana Beach" filed March 5, 1923 at San Diego County Recorder's Office having California Coordinate System 83 (2004.0 epoch), Zone 6 coordinate of N = 1942628.58, E = 6247341.16 which bears South 35°28'44" East, 1197.72 feet to a 6"x6" concrete monument on the westerly right of way of Sierra Avenue as shown on Map No. 6941 entitled "Seascape Shores" filed May 26, 1971 at San Diego County Recorder's Office thence along said line North 00°46'25" East, 50.10 feet ; thence leaving said line North 87°12'28" East, 10.58 feet ; thence South 02°00'16" East, 20.38 feet ; thence South 04°25'41" West, 29.86 feet ; thence South 87°12'28" West, 9.67 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the Pacific Ocean

BASIS OF BEARINGS of this description is the California Coordinate System of 1983 Zone 6 (2004.0). All distances are grid distances.

END OF DESCRIPTION

Prepared 08/02/10 by the California State Lands Commission Boundary Unit.