EXHIBIT B

PRC 5636.1

LAND DESCRIPTION

A strip of submerged land, 20 feet wide, situate in San Pedro Bay and the Pacific Ocean, Orange County, California, said strip being 10 feet on each side of the following described centerline:

COMMENCING at a NGS control point "Seal Beach 2", being a bronze disk set in concrete, lying in Ocean Ave., Seal Beach, and having CCS 27 Zone 6 coordinates N(y)=578684.62, E(x)=1433965.48, thence S 41°10'54" W 8414.78 feet, more or less, to the intersection of the easterly line of the Grant to the City of Long Beach as described in Chapter 158 of the California Statutes of 1935, said line also being the Los Angeles County-Orange County boundary, said point of intersection being the POINT OF BEGINNING; thence S 33°14'40" E 5250.00 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 5000.00 feet and to which a radial line bears S 65°54'41" W; thence southeasterly 798.98 feet along said curve through a central angle of 9°09'20" to the beginning of a non-tangent curve concave to the northeast having a radius of 3000.00 feet and to which a radial line bears S 65°54'41" W; thence southeasterly 937.83 feet along said curve through a central angle of 17°54'41"; thence along a tangent line S 42°00'02" E 57.16 feet to the beginning of a non-tangent curve to the northeast having a radius of 5000.00 feet and to which a radial line bears S 56°45'20" W; thence southeasterly 764.06 feet along said curve through a central angle of 8°45'20"; thence along a non-tangent line S 33°14'40" E 6300.14 feet to the beginning of a curve concave to the southwest having a radius of 10000.00 feet; thence southeasterly 1805.45 feet along said curve through a central angle of 10°20'40"; thence along a tangent line S 22°54'19" E 55.14 feet to the beginning of a curve to the northeast having a radius of 4000.00 feet; thence southeasterly 843.58 feet along said curve through a central angle of 12°05'00" to the beginning of a reverse curve concave to the southwest having a radius of 4000.00 feet; thence southeasterly 1310.97 feet along said curve through a central angle of 18°46'42" to the beginning of a compound curve concave to the west having a radius of 5040.00 feet; thence southeasterly and southwesterly 2787.94 feet along said curve through a central angle of 31°41'38" to the beginning of a compound curve concave to the northwest having a radius of 4000.00 feet; thence southwesterly 892.06 feet along said curve through a central angle of 12°46'40" to the beginning of a reverse curve concave to the southeast having a radius of 3650.00 feet; thence southwesterly 327.36 feet along said curve through a central angle 5°08'20"; thence along a tangent line S 23°07'41" W 1122.33 feet more or less to a point of intersection with the California Offshore Boundary, having coordinates N(y)=552100.10, E(x)=1437097.05.

EXCEPTING THEREFROM any lands lying within the above described grant and lands lying within federal jurisdiction beyond the California Offshore Boundary.

The basis of bearings for this description is CCS 27 Zone 6. All bearings and distances are grid and in U.S. survey feet. To obtain ground distances multiply the grid distance by (1.00002727074).

PREPARED 3/06/08 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT

END OF DESCRIPTION