EXHIBIT B

WP 8775.9

LAND DESCRIPTION

A 50 foot wide strip over those portions of the tide and submerged lands of the bed of the Pacific Ocean lying between the Ordinary High Water Mark and the State of California Offshore Boundary, Ventura County, State of California, the centerline of said strip more particularly described as follows:

BEGINNING at a point on the Ordinary High Water Mark of 1939, as surveyed by the State Lands Commission and shown on the map recorded in Book 28, Page 76 of Records of Survey of said County, said point being distant North 66°54'11" West 38.67 feet from Station Number 24 of said survey (said Ordinary High Water Mark of 1939 shown as North 66°54'11" West on said Record of Survey), said Station Number 24 being located at North 1,876,305.74 feet and East 6,199,912.25 feet of the California Coordinate System Grid, Zone 5, NAD 83; thence along said centerline the following course,

1st) South 43°12'15" West 4625.00 feet.

The sidelines of said 50 foot wide strip of tide and submerged land to be lengthened or shortened to terminate at said Ordinary High Water Mark.

All bearings and distances shown are based on the California Coordinate System Grid, Zone 5 in feet, NAD 83.

Prepared on September 1, 2010 by:

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LS 5948 (Expires 12/10)

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