

EXHIBIT B

W26454

LAND DESCRIPTION

A 50 foot strip of tide and submerged land, lying adjacent to the upland parcel of land being a portion of the Muniz Rancho and described in the deed filed in Book 2954, at Page 453, Official Records of Sonoma County, California, the right (northeasterly) edge of said strip being more particularly described as follows:

COMMENCING at a 1" square bolt as shown on the Record of Survey filed in Book 743 of Maps at Page 30, Sonoma County Records as being on the centerline of Willig Avenue at Riverside Drive; thence S 01°15'54" E along the centerline of Willig Avenue 64.52 feet to a ½" iron pipe with brass tag marked "LS 2798", as shown on said Record of Survey; thence S 27°23'47" E, 16.46 feet to a ½" iron pipe marked "LS 6702"; thence continuing S 27°23'47" E, 2.15 feet to a ½" iron pipe with brass tag marked "LS 2798", identified as "Point A" on said Record of Survey; thence S 19°47'41" E, 226.55 feet to a ½" iron pipe with brass tag marked "LS 2798", identified as "Point B" on said Record of Survey; thence S 42°47'52" W along the southeasterly line of said upland parcel 15.52 feet, more or less to the right (northerly) ordinary high water mark of the Russian River and the POINT OF BEGINNING; thence northwesterly along the ordinary high water mark of the Russian River, approximated by the following three (3) courses along the "Line of Ordinary High Water" as depicted on the Record of Survey filed in Book 116 of Maps at Page 18, records of Sonoma county, and incorrectly identified as on the Record of Survey filed in Book 743 at Page 30 as being along the "Mean High Water 1965":

- 1) N 52°11'00" W, 27.47 feet,
- 2) N 36°17'00" W, 98.17 feet, and
- 3) N 52°45'00" W, 64.96 feet, more or less to the northwesterly line of said upland parcel, being the POINT OF TERMINATION of this strip, and shown on said Record of Survey filed in Book 743 at Page 30 as being S 36°12'00" W along the northwesterly line of said upland parcel, 110.61 feet from said "Point A".

The southwesterly edge of said strip being shortened or lengthened as necessary to begin at the southwesterly prolongation of the southeasterly line of said upland parcel, and to terminate at the southwesterly prolongation of the northwesterly line of said upland parcel.

END DESCRIPTION

