

EXHIBIT B
LAND DESCRIPTION

WP 8795.1

DESCRIPTION OF A 2 FOOT WIDE STRIP OF TIDE AND SUBMERGED LAND, SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND LYING ADJACENT TO THE RANCHO ARROYO DEL RODEO, ALSO BEING ADJACENT TO LOT 16 AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "OPAL CLIFFS SANTA CRUZ COUNTY, CALIFORNIA" FILED FOR RECORD IN VOLUME 25 OF MAPS AT PAGE 12, SANTA CRUZ COUNTY RECORDS; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT

COMMENCING at a found 3/4" iron pipe tagged L.S. 4150 on the northwestern boundary of Opal Cliff Dr. at the most eastern corner of Lot 23 as said iron pipe is shown on that certain map entitled "Record of Survey a portion of the Lands of Phillip E. Karleen, Jr. & Geriann Trustees' Opal Cliffs, filed for record on the 15th day of September 1999 as shown on said map;

THENCE FROM SAID POINT OF COMMENCEMENT and along the northwestern boundary of Opal Cliff Drive South 63° 59' West 52.57 feet; thence continuing along said northwestern boundary South 64° 04' West 52.60 feet to a found 3/8" iron pin at the most southern corner of Lot 25 as shown on the abovementioned record of survey map; thence leaving said northwestern boundary, South 26° 01' East 50.09 feet to the southeastern boundary thereof; thence along said southeastern boundary North 63° 59' East (at 13.57 feet, a found 1/2" iron pipe tagged RE 6270) 103.57 feet, to the most western corner of said Lot 16; thence southeasterly along the southwestern boundary thereof South 44°02' East 150.81 feet, a little more or less to the base of an existing seawall and the **POINT OF BEGINNING**

Thence from said **POINT OF BEGINNING** leaving said southwestern boundary of said Lot 16 along the base of said seawall the following courses and distances; North 50°25' East 8.50 feet; thence North 48°22' East 12.30 feet; thence North 26°37' East 18.00 feet; thence North 52°10' East 15.00 feet; thence North 55°45' East 4.90 feet, more or less, to the northeastern boundary of the aforementioned Lot 16, from which point the northeastern corner thereof bears North 44°02' West 131.43 feet distant; thence leaving the base of said seawall, southeasterly along the northeastern boundary thereof South 44°02' East 2.03 feet; thence leaving said last mentioned boundary parallel with and 2.00 feet distant perpendicular from the base of said seawall the following courses and distances; South 55°45' West 5.18 feet; thence South 52°10' West 14.48 feet; thence South 26°37' West 17.93 feet; thence South 48°22' West 12.72 feet; thence South 50°25' West 8.38 feet, more or less, to the southwestern boundary of said Lot 16; thence along said southwestern boundary North 44°02' West 2.01 feet, more or less to the point of beginning;

Excepting therefrom any portion lying landward of the Ordinary High Water Mark.

CONTAINING 117 square feet of land a little more or less.

SURVEYED AND COMPILED IN APRIL 2008 BY BOWMAN & WILLIAMS, CONSULTING CIVIL ENGINEERS, FILE NO. 24082.2.REV2

Bryan F. Happee

7/21/08



BRYAN F. HAPPEE PLS 8229 RENEWAL DATE 12/31/09

File No. 24082.2
Drawn By _____
Checked By _____
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