

Exhibit B
LAND DESCRIPTION

ALL that real property situate in the unincorporated area of San Joaquin County, State of California, and being a portion of projected Section 28, Township 2 North, Range 5 East, Mount Diablo Base and Meridian, being more particularly described as follows:

A strip of tide and submerged land in the bed of the San Joaquin River - Stockton Deep Water Channel being fifteen (15.00) feet wide and lying seven and one half (7.50) feet on each side of the following described centerline.

BEGINNING at a point on the right bank of the San Joaquin River - Stockton Deep Water Channel; said point being distant from National Geodetic Survey Designation "HPGN D CA 10 JF" (PID-AA4257) the following two (2) courses and distances: (1) North $01^{\circ}09'52''$ West 36,288.76 feet to National Geodetic Survey Designation "Bishop" (PID-AE9884); and (2) South $15^{\circ}43'20''$ West 18,538.93 feet; thence, from said POINT OF BEGINNING, South $01^{\circ}52'11''$ West 789.86 feet to a point on the left bank of the San Joaquin River - Stockton Deep Water Channel.

EXCEPTING THEREFROM any portion lying landward of the left and right banks of the San Joaquin River - Stockton Deep Water Channel.

The basis of bearings for this description is the bearing between said Designations "HPGN D CA 10 JF" and "Bishop". Said Designation "HPGN D CA 10 JF" having coordinates of North (Y) 2,167,470.90 feet and East (X) 6,298,381.77 feet. Said Designation "Bishop" having coordinates of North (Y) 2,203,752.17 feet and East (X) 6,297,644.35 feet. Said bearing between Designations being North $01^{\circ}09'52''$ West as determined from National Geodetic Survey Data Sheets.

ALL bearings, distances and coordinates described herein are grid, based upon the California Coordinate System of 1983 (CCS83), Zone 3. To obtain ground distances, divide distances herein described by the combined factor of 0.99994316.

END OF DESCRIPTION.

