

EXHIBIT B

LAND DESCRIPTION

A strip of tide and submerged land, 20 feet wide, in the Pacific Ocean, approximately one mile North of Point Conception, Santa Barbara County, California, the centerline of said strip being described as follows:

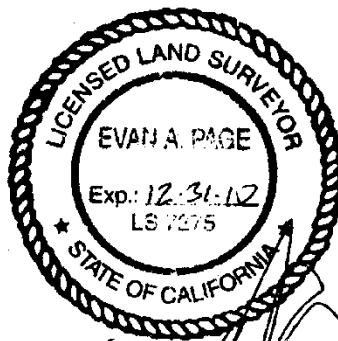
COMMENCING at a point having coordinates of N = 863,068.85' and E = 727223.03'; thence S 88°56'15" W 98.02 feet, more or less, to the ordinary high water mark of the Pacific Ocean, being the POINT OF BEGINNING; thence continuing S 88°56'15" W 8656.92 feet to the beginning of a tangent curve to the right having a radius of 20,000 feet; thence along the arc of said curve through a central angle of 7°33'45" for an arc distance of 2639.81 feet; thence tangent to last said curve N 83°30'00" W 11082.13 feet to the California Offshore Boundary.

The sidelines of said strip lengthened or shortened as necessary to begin at the ordinary high water mark, and to terminate at the California Offshore Boundary.

EXCEPTING therefrom any portion lying landward of the ordinary high water mark.

This description is based upon the California Coordinate System, Zone 6 (CCS27-6).

END DESCRIPTION



EVA
MAR 4, 2010