

EXHIBIT B

PRC 6995.1

LAND DESCRIPTION

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

BEGINNING at a point having California Coordinate System of 1927, Zone 6, coordinates of N = 860,959.5, E = 808,107.8, and from which USC&GS Station "TANK, 1933" bears N 85°03'04" W, 3801.47 feet; thence from said point of beginning S 32°34'46" W, 2040.60 feet; thence S 30°48'34" W, 1311.02 feet; thence along a tangent curve concave to the southeast, having a radius of 1991.38 feet; through a central angle of 30°02'39", a distance of 1044.22 feet; thence tangent to said curve S 0°45'55" W, 169.35 feet; thence S 1°21'27" E, 236.37 feet to the end of the herein described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

This description is based on the California Coordinate System of 1927, Zone 6.

END OF DESCRIPTION

REVISED DECEMBER 4, 1987, BY BIU 1.

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