

Exhibit B

WP 1431

Land Description

Four parcels of tide and submerged land situate in the County of Santa Barbara, State of California and described as follow:

Parcel 1

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 67° 23' 34" W 1337.95 feet to the POINT OF BEGINNING, N 09° 53' 16" W 5.49 feet more or less to the Ordinary High Water Mark, said water mark depicted as the CSLC January 25, 1941 Line, as shown on that map "Comparison of Areas Goleta Sand Spit", dated December 15, 1941 filed in the office the CSLC, thence along said OHWM the following thirty-four (34) courses:

- 1) S 78° 37' 40" W 28.79 feet,
- 2) S 84° 17' 37" W 18.36 feet,
- 3) S 87° 40' 46" W 45.09 feet,
- 4) S 86° 14' 41" W 19.31 feet;
- 5) S 81° 56' 33" W 24.60 feet,
- 6) S 78° 15' 50" W 20.94 feet,
- 7) S 79° 42' 11" W 15.88 feet,
- 8) S 78° 07' 18" W 11.82 feet,
- 9) S 77° 00' 34" W 111.78 feet,
- 10) S 75° 51' 56" W 106.20 feet,
- 11) S 79° 47' 24" W 58.90 feet,
- 12) S 80° 19' 44" W 32.56 feet,
- 13) S 77° 57' 29" W 22.64 feet,
- 14) S 77° 05' 51" W 43.87 feet,
- 15) S 75° 32' 12" W 102.52 feet,
- 16) S 70° 36' 13" W 27.69 feet,
- 17) S 75° 17' 33" W 30.35 feet,
- 18) S 71° 46' 30" W 23.05 feet,
- 19) S 82° 57' 19" W 11.26 feet,
- 20) S 66° 26' 33" W 14.93 feet,
- 21) S 75° 58' 29" W 14.36 feet,
- 22) S 83° 39' 50" W 11.26 feet,
- 23) S 74° 31' 15" W 116.43 feet
- 24) S 72° 21' 12" W 58.22 feet,
- 25) S 72° 37' 01" W 18.76 feet,

26) S 72° 47' 00" W 41.15 feet,
27) S 66° 25' 23" W 94.46 feet,
28) S 62° 47' 05" W 19.02 feet,
29) S 65° 29' 37" W 43.75 feet,
30) S 52° 31' 12" W 13.48 feet,
31) S 41° 50' 42" W 19.02 feet,
32) S 25° 20' 36" W 15.05 feet,
33) S 09° 05' 53" W 15.66 feet and
34) S 18° 27' 08" E 15.42 feet;
thence leaving said OHWM, the following twenty-three (23) courses:
1) N 53° 47' 45" E 60.75 feet,
2) N 69° 57' 17" E 54.46 feet,
3) N 58° 29' 58" E 55.41 feet,
4) N 68° 52' 56" E 50.90 feet,
5) N 59° 48' 21" E 55.32 feet,
6) N 63° 26' 37" E 50.19 feet,
7) N 67° 58' 30" E 53.29 feet,
8) N 77° 06' 40" E 53.76 feet,
9) N 65° 16' 39" E 54.34 feet,
10) N 80° 25' 56" E 50.54 feet,
11) N 65° 58' 31" E 52.97 feet,
12) N 80° 43' 57" E 94.41 feet,
13) N 80° 53' 51" E 49.95 feet,
14) N 82° 10' 00" E 50.71 feet,
15) N 71° 24' 41" E 52.46 feet,
16) N 71° 40' 18" E 50.78 feet,
17) N 74° 45' 55" E 51.30 feet,
18) N 83° 00' 48" E 47.70 feet,
19) N 80° 53' 43" E 49.21 feet,
20) N 85° 14' 04" E 51.44 feet,
21) N 79° 50' 12" E 54.94 feet,
22) N 78° 06' 07" E 46.55 feet and
23) N 80° 06' 44" E 49.67 feet to the POINT OF BEGINNING.
Containing 17576.03 square feet more or less.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

Parcel 2

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 73° 21' 21" W

2135.82 feet to the POINT OF BEGINNING, N 05° 55' 54" E 13.24 feet more or less to the Ordinary High Water Mark, said water mark depicted as the CSLC January 25, 1941 Line, as shown on that map "Comparison of Areas Goleta Sand Spit", dated December 15, 1941 filed in the office the CSLC, thence along said OHWM the following eight (8) courses:

- 1) N 80° 39' 15" E 8.19 feet,
- 2) N 83° 50' 58" E 138.14 feet,
- 3) N 79° 31' 01" E 36.97 feet,
- 4) N 80° 24' 51" E 96.96 feet,
- 5) N 72° 15' 16" E 35.34 feet,
- 6) N 56° 50' 38" E 41.82 feet,
- 7) N 45° 01' 29" E 41.88 feet,
- 8) N 26° 38' 41" E 2.60 feet to the intersection of said SLC 1941 Line with the Ordinary High Water Mark as established under Boundary Line Agreement 3 between Pacific Lighting Corporation and the California State Lands Commission, executed on April 30, 1942 filed in the office of the CSLC, thence along said OHWM of BLA 3 the following three (3) courses:

- 1) N 81° 17' 32" W 203.74 feet,
- 2) N 67° 34' 50" W 329.56 feet,
- 3) N 76° 03' 26" W 8.17 feet,

thence leaving said OHWM of BLA 3, the following thirty-nine (39) courses:

- 1) N 25° 37' 28" E 21.85 feet,
- 2) S 65° 06' 02" E 89.67 feet,
- 3) S 63° 09' 11" E 23.48 feet,
- 4) S 62° 37' 54" E 12.44 feet,
- 5) N 22° 35' 40" E 35.38 feet,
- 6) S 68° 39' 43" E 29.31 feet,
- 7) S 67° 02' 21" E 34.46 feet,
- 8) S 64° 33' 07" E 57.11 feet,
- 9) S 71° 19' 34" E 31.17 feet,
- 10) S 77° 44' 23" E 17.15 feet,
- 11) S 85° 01' 10" E 99.22 feet,
- 12) N 89° 47' 04" E 53.98 feet,
- 13) S 37° 52' 56" E 26.08 feet,
- 14) S 69° 55' 42" E 38.91 feet,
- 15) S 87° 24' 55" E 54.41 feet,
- 16) S 78° 25' 17" E 57.63 feet,
- 17) S 74° 40' 50" E 124.72 feet,
- 18) S 81° 52' 24" E 52.07 feet,
- 19) S 89° 50' 34" E 66.17 feet,
- 20) S 67° 30' 00" E 49.60 feet,
- 21) S 33° 25' 45" E 23.66 feet,
- 22) S 10° 04' 17" W 94.64 feet,
- 23) S 54° 00' 52" W 67.13 feet,
- 24) S 80° 41' 52" W 55.65 feet,

- 25) N 85° 46' 45" W 56.75 feet,
 - 26) N 79° 31' 06" W 53.77 feet,
 - 27) N 83° 16' 07" W 52.34 feet,
 - 28) N 84° 44' 41" W 54.44 feet,
 - 29) N 86° 49' 32" W 49.83 feet,
 - 30) S 85° 51' 54" W 37.20 feet,
 - 31) S 73° 54' 54" W 20.74 feet,
 - 32) S 60° 58' 39" W 38.01 feet,
 - 33) S 89° 23' 37" W 66.31 feet,
 - 34) N 23° 21' 54" W 63.40 feet,
 - 35) N 89° 09' 09" W 22.75 feet to a point herein described a Point A,
 - 36) S 16° 05' 24" W 39.36 feet,
 - 37) N 76° 39' 33" W 55.76 feet,
 - 38) N 87° 34' 08" W 51.69 feet and
 - 39) N 74° 42' 17" W 48.88 feet to the beginning of a tangent curve, to the right through a central angle of 80° 38' 11.7", having a radius of 15.00 feet, and a length of 21.11 feet to the POINT OF BEGINNING.
- Containing 125833.09 square feet more or less.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

ALSO EXCEPTING THEREFROM any portion, along Goleta Slough, validly patented as Santa Barbara County Tideland Survey 49 filed on record at the offices of the California State Lands Commission.

Parcel 3 – Goleta Pier

BEGINNING at Point A, as described in Parcel 2 of this description, thence along the following twenty-one (21) courses:

- 1) S 16° 05' 24" W 10.71 feet,
- 2) S 00° 20' 38" W 559.09 feet,
- 3) S 04° 16' 33" W 54.75 feet,
- 4) S 00° 27' 51" E 231.89 feet,
- 5) S 16° 27' 05" E 630.88 feet,
- 6) N 73° 32' 55" E 37.50 feet,
- 7) N 16° 27' 05" W 406.13 feet,
- 8) N 32° 01' 24" E 69.44 feet,
- 9) N 57° 19' 40" W 38.17 feet,
- 10) S 35° 01' 38" W 25.85 feet,
- 11) N 74° 32' 46" W 7.99 feet,
- 12) N 16° 27' 05" W 156.47 feet,
- 13) N 00° 27' 51" W 226.14 feet,
- 14) N 00° 23' 53" E 54.23 feet,
- 15) N 00° 20' 38" E 149.79 feet,
- 16) N 89° 39' 22" E 14.78 feet,

17) N 00° 20' 38" E 47.59 feet,
18) S 89° 39' 22" W 14.78 feet,
19) N 00° 20' 38" E 353.62 feet,
20) N 23° 21' 54" W 20.26 feet and
21) N 89° 09' 09" W a distance of 22.75 feet to the POINT OF BEGINNING.
Containing 56027.61 square feet more or less

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

Parcel 4 – County Bridge

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, N 75° 38' 54" E 55.34 feet; S 13° 20' 22" E 131.72 feet; S 79° 42' 54" W 55.41 feet; thence N 13° 20' 22" W 127.79 feet to the POINT OF BEGINNING.
Containing 7179.86 square feet more or less.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

ALSO EXCEPTING THEREFROM any portion, along Goleta Slough, validly patented as Santa Barbara County Tideland Survey 49 filed on record at the offices of the California State Lands Commission.

END OF DESCRIPTION

Prepared by the California State Lands Commission Boundary Unit August 14, 2007.

