

**EXHIBIT B**

**PRC 5628**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the vicinity of the City of El Segundo, County of Los Angeles, State of California, and lying adjacent to a boundary line agreement between the State of California and Southern California Edison Company, being California State Lands Commission BLA 50, as shown on California State Lands Commission Maps CB 1178 and CB 1179, and recorded as Document No. 3319, File No. F 1564, Official Records of Los Angeles County, and being more particularly described as follows:

BEGINNING at a point on the said boundary line agreement, being point number 5 as shown on said CB 1178, having CCS27, Zone 7 coordinates of Northing (Y): 4,080,123.53 feet and Easting (X): 4,158,824.08 feet; thence from said point of beginning along said boundary line agreement the following three (3) courses:

- 1) South 23°45'14" East 972.96 feet;
- 2) South 21°54'19" East 511.96 feet;
- 3) South 23°09'58" East 165.25 feet;

thence leaving said boundary line agreement the following four (4) courses:

- 1) South 66°50'05" West 44.87 feet;
- 2) North 24°16'13" West 587.58 feet;
- 3) North 25°19'26" West 1062.28 feet;
- 4) North 66°14'46" East 97.48 feet to the point of beginning.

The bearings of this description are based on CCS27, Zone 7. All distances are grid distances.

**END OF DESCRIPTION**

Prepared 06/02/2009 by the California State Lands Commission Boundary Unit.

