

EXHIBIT "B"

IMPROVEMENTS

All that certain real property in the City of Huntington Beach, County of Orange, State of California, described as follows:

PARCEL NO. 1

An undivided one one-hundred-twentieth (1/120) fee simple interest in all the improvements and appurtenances located on Lots A,B,C and Lot 1 of Tract No. 10658, as shown on a Map recorded on December 27, 1979, in Book 466, Pages 37 to 38, inclusive of Miscellaneous Maps, in the Office of the Orange County Recorder ("Improvements").

RESERVING THEREFROM, for the benefit of Grantor and Sublessor, and their respective successors in interest and others, easements for access, ingress, egress, encroachment, support, maintenance, drainage, use, enjoyment, repairs, and for other purposes, all as shown in the Plan, and as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Harbour Vista Condominiums ("Declaration"), which was recorded on August 22, 1980, as Instrument No. 28659, in Book 13713, Pages 1046 *et seq.*, of Official Records of Orange County, California, to the extent such easements are located on the improvements.

FURTHER RESERVING THEREFROM, for the benefit of certain Unit Owners of Condominiums in said Lots A,B,C and Lot 1 of Tract No. 10658, exclusive easements appurtenant to Parcels No. 1 and 2 described above, for use and occupancy for patios and decks, in, to and over the areas defined as Restricted Common Areas in the Declaration, as described and assigned in the Plan, to the extent such easements are located on the improvements.

FURTHER RESERVING THEREFROM, for the benefit of Grantor and Sublessor, their successors and assigns, easements, along with the right to grant and convey said easements, in, under, across and along the improvements, or any part thereof, for the purposes of installation, repair, maintenance, reconstruction and operation of facilities for the transmission of gas, electricity, water, telephone, sewers, storm drains and other utility and public services, including all facilities for a Community Antenna Television System, to and within the improvements; provided, however, that the exercise of such rights does not unreasonably interfere with Sublessee's reasonable use and enjoyment thereof.

AND RESERVING THEREFROM UNTO SUBLESSOR, its successors and assigns, a license to enter upon the improvements for the purpose of maintaining and inspecting the improvements, in accordance with the terms of the Declaration.

PARCEL NO. 2

Nonexclusive easements for access, ingress, egress, use, enjoyment, drainage, encroachment, support, maintenance, repairs, and for other purposes, all as shown in the Plan, and as described in the Declaration, to the extent such easements are located on the improvements.

PARCEL NO. 3

Exclusive easements appurtenant to Parcel No. 1 above, for use and occupancy for patios and decks, in, to and over those portions of Lots A,B,C and Lot 1 of Tract No. 10658, defined as Restricted Common Areas in the Declaration, as described and assigned in the Plan, to the extent such easements are located on the improvements.