



IN REPLY REFER TO:

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

DEC 28 2016

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10 and 151.11, notice is given of the application filed by the Buena Vista Rancheria to have real property accepted "into trust" for said applicant by the United States of America. The determination whether to acquire this property "in trust" will be made in the exercise of discretionary authority which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization, we also request that you provide the following information:

- (1) If known, the annual amount of property taxes currently levied on the subject property allocated to your organization;
- (2) Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization;
- (3) Any government services that are currently provided to the property by your organization; and
- (4) If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

We are providing the following information regarding this application:

Applicant:

Buena Vista Rancheria of Me-Wuk Indians of California

Legal Land Description/Site Location:

The land referred to herein is described as real property in the State of California, County of Amador, Unincorporated Area, and is described as follows:

PARCEL NO. 1:

ADJUSTED PARCEL 2, AS SHOWN ON "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR BUFFALO STOP" FILED FOR RECORD APRIL 23, 1993, IN BOOK 47 OF MAPS AT PAGE 44.



PARCEL NO. 2:

THAT 50 FEET WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN ON SAID BOUNDARY LINE ADJUSTMENT MAP.

APN: 012-140-012

Project Description/Proposed Land Use:

The subject property consists of one parcel of land, encompassing approximately 81.00 acres more or less, commonly referred to as Assessor's Parcel Number: 012-140-012. The fifty foot wide access and public utility easement encumbers 2.49 acres more or less. The parcel is approximately 2.57 miles southeast of the southeastern corner of the existing reservation. Currently, the property is undeveloped grazing land. The Tribe intends to continue to utilize the land as open space/grazing land to further enhance self-determination and increase the welfare of the Tribal members. There is no proposed change in land use or ground disturbing activity.

Current Use/Taxes and Zoning:

012-140-012 - \$ 5,034.94

Existing Easements/Encumbrances:

See Exhibit "A"

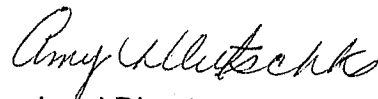
As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of this notice to said party or timely provide our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Lorrae Russell, Realty Specialist, at (916) 978-6071.

Sincerely,

Handwritten signature of Amy Mutschke in cursive script.

Regional Director

Enclosure: 25 CFR 151
Maps

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) - 7015 3010 0000 3622 1058
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Mr. Joe Dhillon - 7015 3010 0000 3622 1065
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Sara Drake, Deputy Attorney General - 7015 3010 0000 3622 1072
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein - 7015 3010 0000 3622 1089
331 Hart Senate Building
Washington, DC 20510

Amador County Assessor – 7015 3010 0000 3622 1096
810 Court Street
Jackson, California 95642

District Fire Chief – 7015 3010 0000 3622 1102
Amador County Fire Protection District
810 Court Street
Jackson, California 95642

Amador County Planning Department – 7015 3010 0000 3622 1119
810 Court Street
Jackson, California 95642

Amador County Public Works Agency – 7015 3010 0000 3622 1126
810 Court Street
Jackson, California 95642

Amador County Board of Supervisors – 7015 3010 0000 3622 1133
810 Court Street
Jackson, California 95642

Amador County Tax Collector – 7015 3010 0000 3622 1140
810 Court Street
Jackson, California 95642

Chairperson – 7015 3010 0000 3622 1157
Buena Vista Rancheria
1418 20th Street, Suite 200
Sacramento, CA 95811

Chairperson – 7015 3010 0000 3622 1164
Ione Band of Miwoks
P.O. Box 699
Plymouth, California 95669

Chairperson – 7015 3010 0000 3622 1171
Jackson Rancheria
P.O. Box 1090
Jackson, California 95642

Regular Mail:

Superintendent
Central California Agency, BIA
650 Capitol Mall, Suite 8-500
Sacramento, California 95814

SCHEDULE B

SECTION TWO

EXCEPTIONS FROM COVERAGE

PART I:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records.
6. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any claim that the United States lacks proper authority to acquire or hold title to the land, or arising from or related to an alleged defect in the process of approving or authorizing the acquisition of title by the United States of America in Trust for Buena Vista Rancheria of Me-Wuk Indians of California, a federally recognized tribe
8. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer or (b) a preferential transfer. (Not necessary if US Policy form Rev. 12-3-12 is used)
9. Paragraphs 1 and 2 of the Exclusions from Coverage are expressly extended to include those laws, ordinances or regulations of an Indian tribe or nation.

10. Public records as defined in this Policy do not include records of an Indian tribe, band, pueblo, nation, community, village, Rancheria or similar entity or association of Indians or any other repository of Indian Land Records, including, but not limited to the Bureau of Indian Affairs Land Titles and Records Office.
11. Tribal records for any tax, law or regulation are not "public records" within the meaning of this policy, and this policy provides no coverage respecting any loss occasioned by any such tribal tax law or regulation.

**EXCEPTIONS FROM COVERAGE
PART II:**

12. General and special taxes and assessments for the fiscal year 2014-2015, a lien not yet due or payable.
13. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
14. An easement for right of way for a ditch, and the right to take and use the water of the Mokelumne River, that passes or flows over or upon Section 34 5/10 & the right to conduct said water over said land by means of a ditch, flume or otherwise or to dam or impound said water on said land, reserving at all times the right to use said water for culinary purposes or for watering stock and incidental purposes in the document recorded November 25, 1892 in Book 8 of Deeds, Page 135.
15. An easement for the right to erect, construct and operate a tramway for the conveyance of gravel and other materials and incidental purposes in the document recorded November 1, 1926 in Book 2, Page 237 of Official Records.
16. An easement shown or dedicated on the Map as referred to in the legal description

For: Access & public utility and incidental purposes.
17. The terms and provisions contained in the document entitled "Utility Extension Participation & Transfer Agreement" recorded October 17, 1995 as Instrument No. 1995007783 of Official Records.
18. An easement for ingress and egress and incidental purposes in the document recorded November 20, 1995 as Instrument No. 1995-008744 of Official Records.

Terms and provisions contained in the above document.
19. Any easements and/or servitudes affecting easement parcel(s) 2 herein described.
20. Water rights, claims or title to water, whether or not shown by the public records.
21. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.

22. Rights of parties in possession.

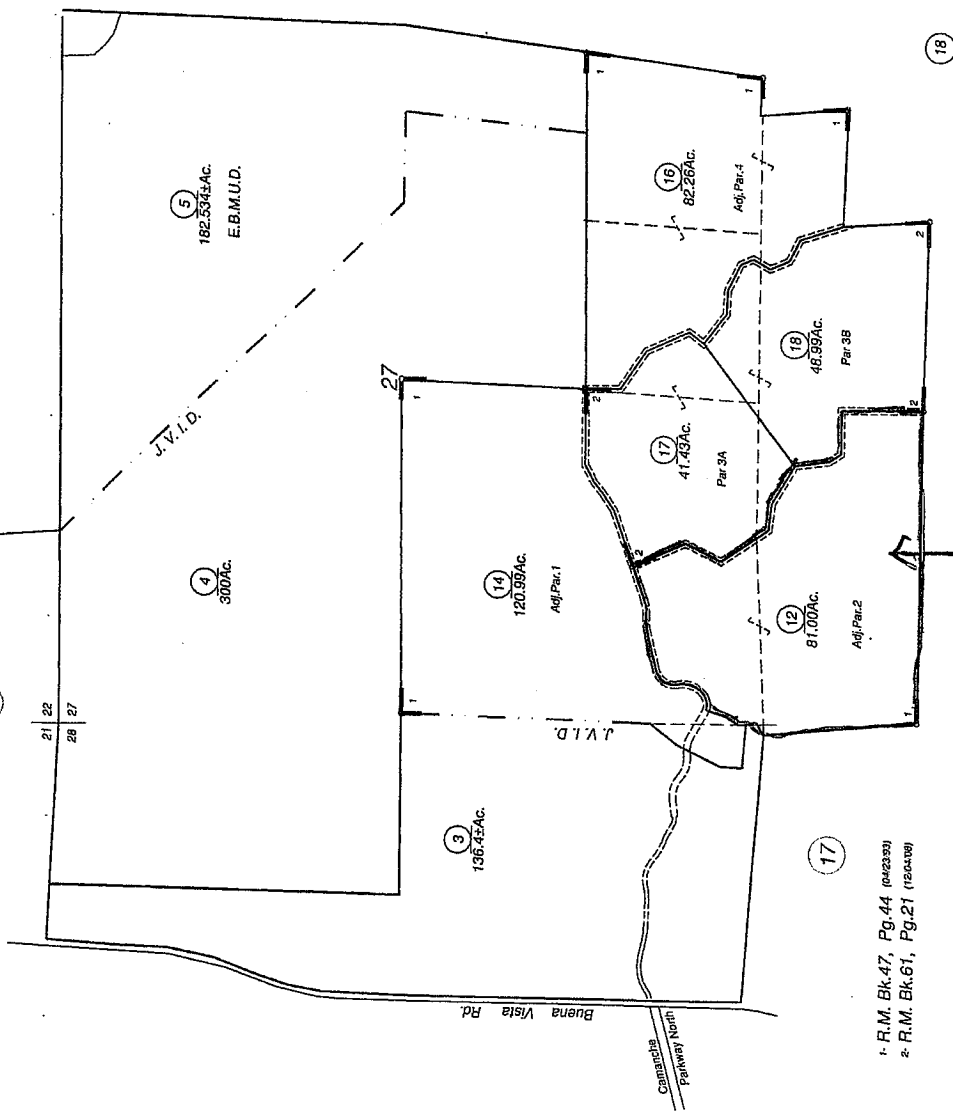
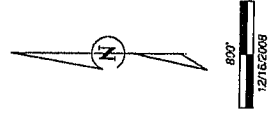
Prior to the issuance of any policy of title insurance, the Company will require:

23. With respect to 8100 Deer Ridge Properties LLC, a limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

SEC.27, POR.SEC.28, T.5N.,R.10E.,M.D.B. & M.

12-14

Tax Area Code
52-046
52-048



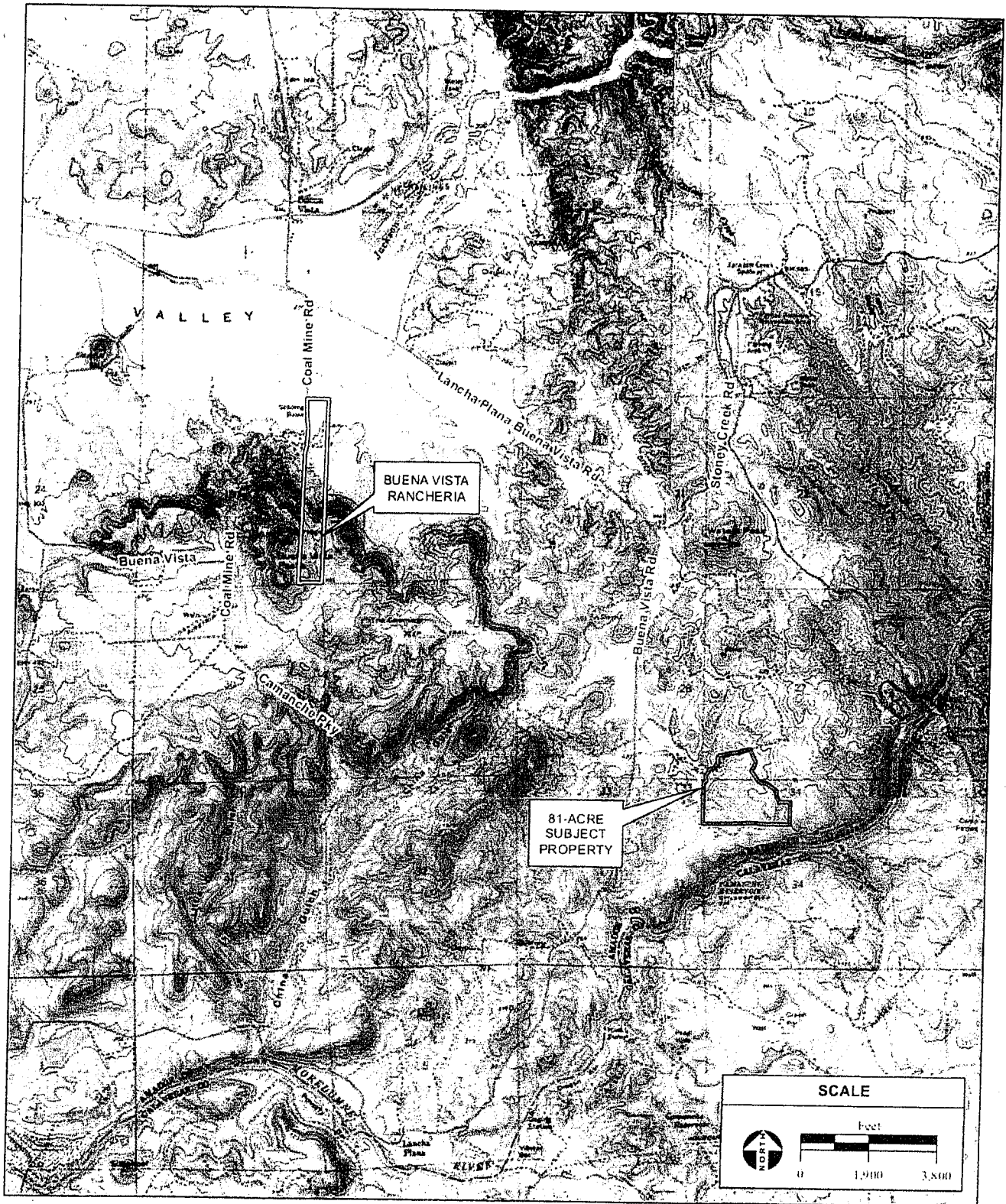
PIQ

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is not intended to describe the property in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

1- R.M. Bk.47, Pg.44 (04/23/09)
2- R.M. Bk.61, Pg.21 (12/01/08)

Assessor's Map Bk. 12, Pg. 14
County of Amador, Calif.



SOURCE: "Jackson, CA" & "Valley Springs, CA" USGS 7.5 Minute Topographic Quadrangles, T5N, R10E, Sections 27 & 34, Mt. Diablo Baseline & Meridian; USGS & Amador County GIS Data; AES, 2013

Buena Vista Rancheria 81-Acre Fee-to-Trust Application : 210562 ■

81-Acre Subject Property Site and Vicinity