



IN REPLY REFER TO:

United States Department of the Interior

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

APR 1 - 2013

Notice of Trust Land Acquisition Application

Pursuant to 25 C.F.R. Part 151.10 and 151.11, notice is given of the application filed by the Mechoopda Indian Tribe of Chico Rancheria, California, 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, United States Department of the Interior, or his authorized representative.

Notice seeking comments pursuant to section 151.10 and 151.11 was previously issued on April 8, 2004. This Notice seeks updated comments as to the acquisition's potential impacts on regulatory jurisdiction, real property taxes and special assessments. Specifically, we 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 government;
- (2) Any special assessments, and amounts thereof, that are currently assessed against the property in support of your government;
- (3) Any government services that are currently provided to the property by your entity; 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:

Mechoopda Indian Tribe of Chico Rancheria, California

Legal Land Description/Site Location:

The land referred to herein is situated in the State of California, County of Butte, and is described as follows:

PARCEL I:

All that portion of the east half of the northeast quarter of section 1, Township 20 north, Range 2 east, M.D.B. & M., lying easterly of U.S. Highway 99E.

Excepting therefrom that portion thereof, heretofore conveyed to the State of California by deed recorded July 27, 1951, in Book 575, Page 326, Official Records, Recorded October 9, 1974, in Book 1944, Page 64, Official Records and October 9, 1974, in book 1944, Page 68, Official Records.

APN 038-150-026.

PARCEL II:

The north half of the northwest quarter, the southwest quarter of the northwest quarter and the northwest quarter of the southwest quarter of Section 5, and all that portion of Section 6 lying northeasterly of the Oroville Chico Highway, all in Township 20 north, Range 3 east, M.D.B. & M.

Excepting therefrom said Section 6, that portion conveyed to the State of California by deed recorded July 27, 1951, in Book 575, Page 326, Official Records.

Also excepting therefrom that portion conveyed to the State of California by Deed recorded October 9, 1974, in Book 1944, Page 64, Official Records.

APN: 041-190-020

Project Description/Proposed Land Use:

The subject property is located northeast of California State Highway 99 and the Oroville Chico Road, near Chico, California. The property consists of two contiguous parcels: APN 038-150-026 (46.68 acres) and APN 041-190-020 (592.52 acres) totaling 645.20, more or less. The Tribe intends to use the land as part of its restored lands and plans to commercially develop the parcels and offer Class II and Class III gaming (as defined by the I.G.R.A., 25 U.S.C. §2701 et seq.) to the public at the proposed gaming facility. The Tribe's administrative headquarters will also be located at the facility.

Current Use/Taxes and Zoning:

APN: 041-190-048 (formerly 038-150-026) \$771.30 due annually according to the 2012-2013 tax statements.

APN: 041-190-045 (formerly 041-190-020) \$9,613.24 due annually according to the 2012-2013 tax statements.

Most of the subject property area consists of grazing land and irrigated farmland. According to the Butte County Planning Department, the parcels comprising the subject property are designated as grazing and open land with a 40-acre minimum parcel size. The zoning of the property is agricultural.

Existing Easements/Encumbrances:

Please refer to Exhibit "A" Schedule B.

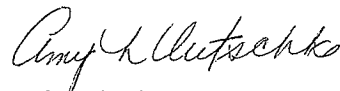
Supplemental Data:

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

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. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

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 Arvada Wolfen, Realty Specialist, at (916) 978-6069.

Sincerely,



Regional Director

Attachments: Exhibit "A"
Parcel Maps

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECIEPTS REQUESTED TO:

California State Clearinghouse (ten copies) - 7012 1640 0001 2248 7188
Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

Ms. Sarah J. Drake, Deputy Attorney General - 7012 1640 0001 2248 7195
State of California
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Mr. Jacob Appelsmith, Deputy Legal Affairs Secretary - 7012 1640 0001 2248 7201
Office of the Governor of California
State Capitol Building
Sacramento, California 95814

Butte County Board of Supervisors - 7012 1640 0001 2248 7218
5280 Lower Wyandotte Road
Oroville, California 95966

Butte County Tax Collector – 7012 1640 0001 2248 7225
25 County Center Drive, Suite 125
Oroville, California 95965

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

Dated as of January 08, 2013 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

Prelim

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

The Mechoopda Indian Tribe of Chico Rancheria, California

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$385.65, PAID
Penalty:	\$0.00
Second Installment:	\$385.65, PAYABLE
Penalty:	\$0.00
Tax Rate Area:	070-009
A. P. No.:	041-190-048
3. General and special taxes and assessments for the fiscal year 2012-2013.

First Installment:	\$4,806.62, PAID
Penalty:	\$0.00
Second Installment:	\$4,806.62, PAYABLE
Penalty:	\$0.00
Tax Rate Area:	070-004
A. P. No.:	041-190-045
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

5. Floating easements and rights of way, for the transmission and distribution of electricity, together with incidental rights pertaining thereto, as conveyed to Pacific Gas and Electric Company or its predecessors in title.

Affects Parcels I and II.

6. An easement for electric power transmission line and incidental purposes in the document recorded August 22, 1913 in Book 137 of Deeds, Page 68.

Affects the Southerly portion of Parcel I.

7. A Contact and Grant of Easement for One Double Circuit Transmission Line, as conveyed by Chico Meat Company, Inc., to the United States of America, by an instrument recorded February 18, 1944 in Book 327, Page 116 of Official Records.

Affects: Traversing through and across Parcel II.

8. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded February 8, 1951 as Book 555, Page 329 of Official Records.

Affects Parcel II.

9. Abutter's rights of ingress and egress have been relinquished in the document recorded July 25, 1951 as Book 575, Page 326 of Official Records.

Excepting and reserving, however, to the grantor the right of access to the freeway over and across said remaining property as specified point(s).

Affects Parcels I and II.

10. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded July 25, 1971 as Book 575, Page 326 of Official Records.

Affects Parcels I and II.

11. An easement for public utilities and incidental purposes in the document recorded February 13, 1964 as Book 1296, Page 28 of Official Records.

Affects Parcel II.

12. An easement for public utilities and incidental purposes in the document recorded January 2, 1973 as Book 1808, Page 504 of Official Records.

Affects Parcels I and II.

13. Abutter's rights of ingress and egress have been relinquished in the document recorded October 9, 1974 as Book 1944, Page 64 of Official Records.

Affects Parcels I and II.
14. An easement for utility purposes and incidental purposes in the document recorded October 9, 1974 as Book 1944, Page 71 of Official Records.

Affects Parcel I.
15. An easement for public utilities and incidental purposes in the document recorded January 2, 1975 as Book 1959, Page 201 of Official Records.

Affects Parcels I and II.
16. An easement for public utilities and incidental purposes in the document recorded November 17, 1982 as Book 2771, Page 194 of Official Records.

Affects Westerly and Southerly 10 feet of Parcel I and Westerly 10 feet of Parcel II.
17. Agricultural Statement of Acknowledgement for Residential Development, Executed By: Clayton Gunn Recorded: August 20, 1987, Serial No. 87-30207.

Affects Parcel I.
18. Restrictions contained in the instrument recorded on October 4, 1990 as Serial No. 90-42780.

Reference is hereby made to the recorded instrument for a full understanding.

Affects Parcels I and II.
19. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed August 27, 2002 in book 155, page 1 through 11 .
20. An easement for public highway, utilities and private road purposes and incidental purposes in the document recorded January 15, 2004 as Serial No. 2004-0002294 of Official Records.

Affects Parcels I and II.
21. Abutter's rights of ingress and egress have been relinquished in the document recorded January 15, 2004 as Serial No. 2004-0002294 of Official Records.

Excepting and reserving, however, to the grantor the right of access to the freeway over and across said remaining property as specified point(s).

Affects Parcels I and II.
22. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded January 15, 2004 as Serial No. 2004-0002294 of Official Records.

Affects Parcels I and II.

23. An easement for public highway purposes and incidental purposes in the document recorded January 15, 2004 as Serial No. 2004-0002294 of Official Records.

Affects as shown on said document.

24. An easement for utilities and private road purposes and incidental purposes in the document recorded January 15, 2004 as Serial No. 2004-0002294 of Official Records.

Affects as shown on said document.

25. An easement for public utilities and incidental purposes in the document recorded January 15, 2004 as Serial No. 2004-0002295 of Official Records.

Affects Parcel II.

26. An easement for public utilities and incidental purposes in the document recorded January 15, 2004 as Serial No. 2004-0002296 of Official Records.

Affects Parcel II.

27. An easement for private road purposes and incidental purposes in the document recorded January 9, 2008 as Serial No. 2008-0000888 of Official Records.

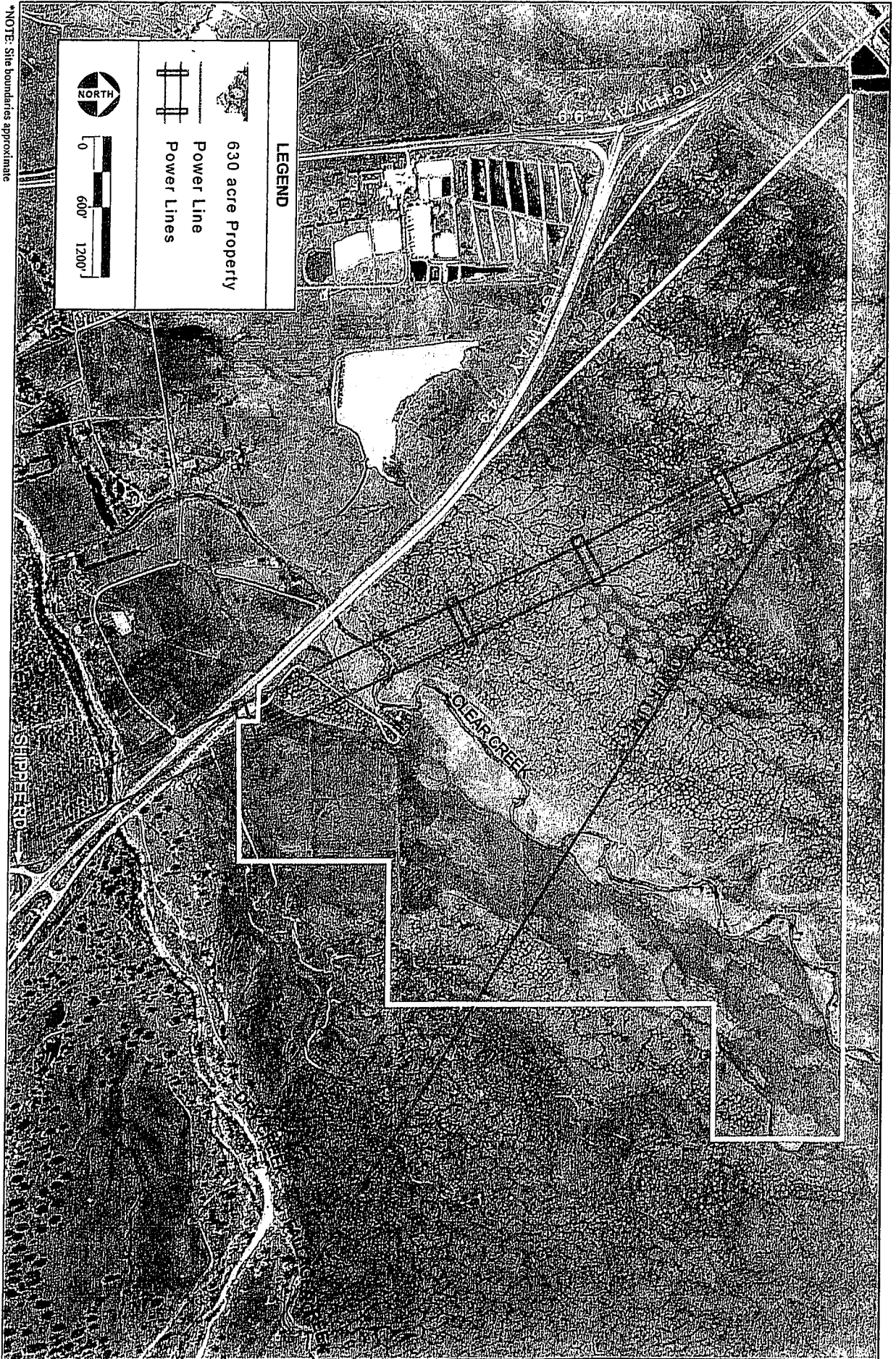
Affects as shown on said document.

28. An easement for public utilities and incidental purposes in the document recorded January 9, 2008 as Serial No. 2008-0000889 of Official Records.

Affects as shown on said document.

29. With respect to The Mechoopda Indian Tribe of Chico Rancheria, California:
- a. A copy of its constitution, bylaws and/or other governing documents.
 - b. A certified copy of a resolution of the tribal council or other governing body (or other satisfactory documentation) authorizing the contemplated transaction and designating which individuals shall have the power to execute documents.
 - c. The Company's Agreement for Services executed by duly authorized signers together with satisfactory evidence of such authorization.
 - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

SOC:ljh



*NOTE: Site boundaries approximate

SOURCE: GDA Engineering, 2002; AES, 2006

Chico Casino Fee-To-Trust Acquisition Final E4 / 201560
Figure 1-3
 Aerial Photograph