



United States Department of the Interior

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

MAY 15 2015

Notice of On-Reservation Land Acquisition Application (Non-Gaming)

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, as amended, notice is given of the application filed by Serena L. Giordani, a member of the Morongo Band of Cahuilla Mission Indians of California to have real property accepted "in trust" for her 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 her 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. The annual property taxes currently levied on the subject 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:

Serena L. Giordani, a married woman, as her sole and separate property.

Legal Description

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 55 of Block 1, Desert Hills No. 1, in the County of Riverside, State of California, as shown by map on file in Book 23, Pages 26 and 27 of Maps, in the Office of the County Recorder of said County.

Excepting all gas, metals, minerals, petroleum, and other hydrocarbon substances lying below a depth of 500 feet without right to surface entry as reserved by deed recorded February 4, 1947, in

Book 808, Page 585, of Official Records of said County and modified by instrument recorded April 4, 1955, in Book 1718, Page 287, of Official Records of said County, containing 1.17 acres, more or less.

Assessor's Parcel Number: 519-121-009-4

See enclosed map.

Proposed Land Use/Site location

The subject parcel is currently vacant land which is located within a subdivision of residential lots and is adjacent to the Morongo Indian Reservation. The purpose for which the land will be used once placed into trust will be for Indian housing, land consolidation and protection of the land to insure the land integrated back into the Morongo Indian Reservation. Ms. Giordani plans to build a home on the property after the trust application process is complete.

Current Use/Taxes and Zoning:

The 2014-15 annual taxes levied on APN: 519-121-009-4 was \$317.00.

Existing Easement/Encumbrances:

Refer to Schedule B-Exceptions from Coverage.

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 rolls and local jurisdiction.

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. 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 this 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 Joyce Coleman, Realty Specialist, at (916) 978-6000, extension 6059.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy H. Hutzschke".

Regional Director

Enclosures

cc: Distribution List
Assessor's Parcel Map
Schedule B

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse – 7013 2630 0001 5558 4433
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara Drake, Deputy Attorney General – 7013 2630 0001 5558 4440
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Joe Dhillon, Sr. Advisor for Tribal Negotiations – 7013 2630 0001 5558 3719
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building, Ste. 1173
Sacramento, CA 95814

Office of the Honorable Dianne Feinstein – 7013 2630 0001 5558 3726
11111 Santa Monica Blvd., Ste. 915
Los Angeles, CA 90025

Honorable Duncan Hunter – 7013 2630 0001 5558 3733
Member of Congress
1611 N. Magnolia Ave., Ste. 310
El Cajon, CA 92020

Riverside County Assessor – 7013 2630 0001 5558 3740
Office of the Assessor
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Riverside County Board of Supervisors – 7013 2630 0001 5558 3757
County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

County of Riverside – 7013 2630 0001 5558 3764
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

County of Riverside – 7013 2630 0001 5558 3771
Treasurer & Tax Collector
4080 Lemon Street, 4th Floor
Riverside, CA 92501

Riverside County Sheriff's Department – 7013 2630 0001 5558 3788
4095 Lemon Street
Riverside, CA 92501

Riverside County -Office of County Counsel – 7013 2360 0001 5558 3795
Attn: Ronak N. Patel
3960 Orange Street, Suite 500
Riverside, CA 92501

Chairperson – 7013 2630 0001 5558 3801
Agua Caliente
600 East Tahquitz Canyon Way
Palm Springs, CA 92262

Chairperson – 7013 2630 0001 5558 3818
Augustine Band of Mission Indians
P.O. Box 846
Coachella, CA 92236

Chairperson – 7013 2630 0001 5558 3825
Cabazon Band of Mission Indians
84-245 Indio Springs Drive
Indio, CA 92201

Chairperson – 7013 2630 0001 5558 3832
Cahuilla Band of Mission Indians
52701 Highway 371
Anza, CA 92539-1760

Chairperson – 7013 2630 0001 5558 3849
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220

Chairperson – 7013 2630 0001 5558 3856
Pechanga Band of Luiseno Indians
P.O. Box 1477
Temecula, CA 92593

Chairperson – 7013 2630 0001 5558 3863
Ramona Band of Mission Indians
P.O. Box 391670
Anza, CA 92539

Chairperson – 7013 2630 0001 5558 3870
Santa Rosa Band of Mission Indians
P.O. Box 391820
Anza, CA 92539

Chairperson – 7013 2630 0001 5558 3887
Soboba Band of Mission Indians
P.O. Box 487
San Jacinto, CA 92581

Chairperson – 7013 2630 0001 5558 3894
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

Chairperson – 7013 2630 0001 5558 3900
Twenty Nine Palms
46-200 Harrison Place
Coachella, CA 92236

Regular Mail:

Superintendent
Southern California Agency
1451 Research Park Drive, Suite 100
Riverside, CA 92507

Ms. Serena L. Giordani
P.O. Box 1147
Banning, CA 92220

**SCHEDULE B – SECTION II
0.0.**

EXCEPTIONS

Schedule B of policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.
4. Water rights, claims or title to water, whether or not disclosed by the Public Records
5. Easement(s) in favor of the public over any existing roads lying within said Land.
6. All easements, offers and dedications as shown on the official map

Tract of: Desert Hills No. 1

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 1044, Page 120, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recording No: Book 1550, Page 199, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 7, 1963
Recording No: 59601, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 23, 1964
Recording No: 115824, of Official Records

**Attachment One
Continued**

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 1964
Recording No: 155338, of Official Records

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: public utilities
Recording No: Book 1096, Page 239, of Official Records
Affects: said land more particularly described therein

9. Intentionally Deleted.

10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

**Attachment One
Continued**

11. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties other than the Insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanic's or materialmen's liens.

END OF SCHEDULE B – SECTION II

PJ

2326

DESERT HILLS

Being a Portion of the E 1/2 of Sec. 7 T3S R2E SBB&M

We hereby certify that we are the owners of certain lots as shown on this map and that we are the only persons whose consent is necessary to pass a plat to add property and we hereby consent to the making of said map and subdivision as shown within the colored border lines and we hereby offer for dedication to the public use for street purposes Lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

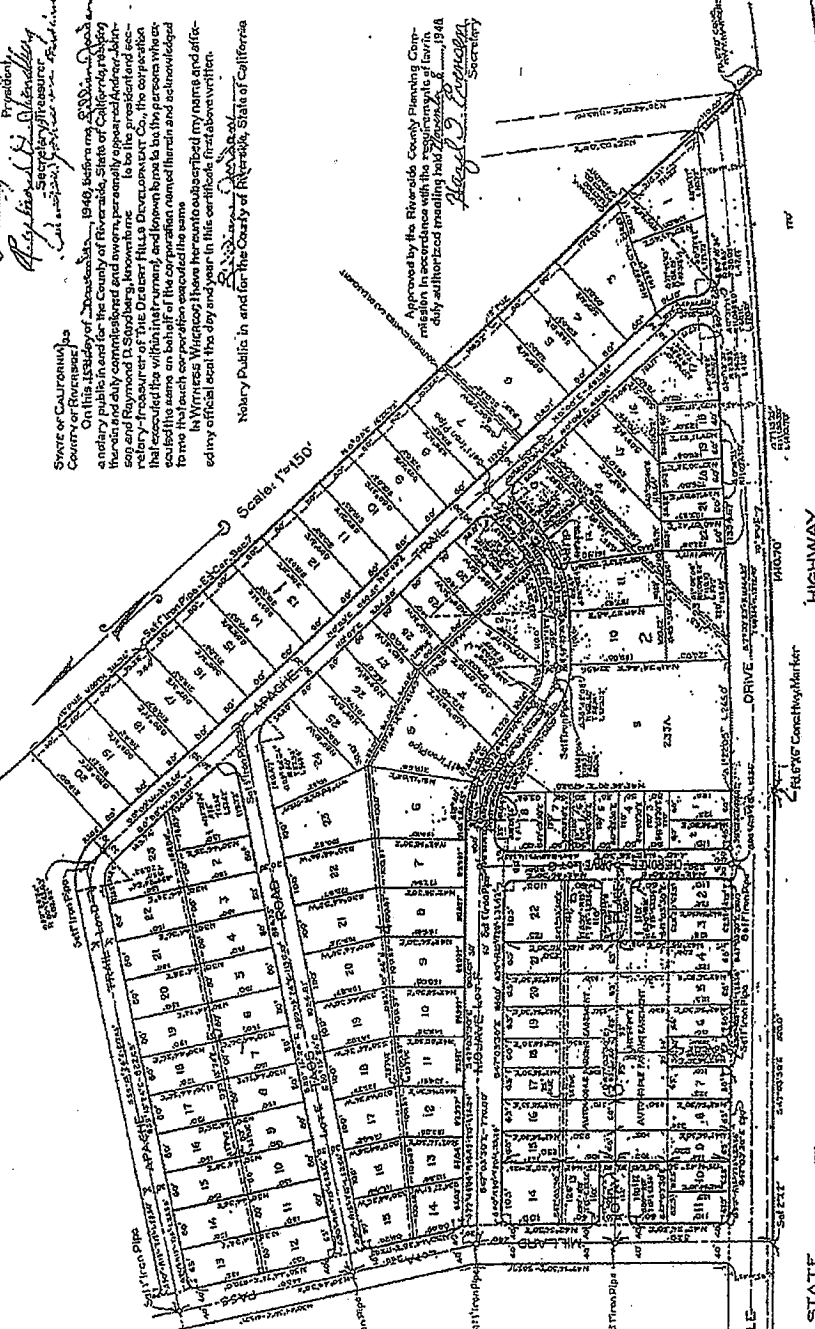
Approved by the Riverside County Planning Commission in accordance with the requirements of Article 10 of the Charter of the County of Riverside, California, adopted January 13, 1944.

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Notary Public in and for the County of Riverside, State of California

Notary Public in and for the County of Riverside, State of California

#1367
FILED
JAN 13 1949
JACK A. ROSS
90-0-17421
SECURITY TITLE INS. & TR. CO.
FILED 9:30 A.M. JAN 13 1949



We hereby certify that we are the owners of certain lots as shown on this map and that we are the only persons whose consent is necessary to pass a plat to add property and we hereby consent to the making of said map and subdivision as shown within the colored border lines and we hereby offer for dedication to the public use for street purposes Lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

RT Hines, County Auditor
by *[Signature]* Deputy

I hereby certify that I am a registered Civil Engineer of the State of California, that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in conformity with all the provisions of State Law and County Ordinance No. 2365, have been completed with and am satisfied that this map is technically correct.

[Signature]
County Surveyor of Riverside County

I hereby certify that I am a registered Civil Engineer of the State of California, that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in conformity with all the provisions of State Law and County Ordinance No. 2365, have been completed with and am satisfied that this map is technically correct.

[Signature]
Registered Civil Engineer No. 2767

Entrances here
as shown on the north side
of the plat are 10' long and 10' wide
and 10' x 10' concrete
corners.
If on paper 10' long and 10' wide ground at street
intersections.

The County of Riverside, State of California, by and through its duly authorized officers, hereby approves this final map of Desert Hills No. 1. All cases pending for dedication are hereby accepted, July 27, 1949.

[Signature]
Chairman of the Board of Supervisors

[Signature]
Deputy

22/

