

IN REPLY REFER TO:

United States Department of the Interior

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

MAY 09 2016

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the San Manuel Band of Mission Indians (Tribe) 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:

San Manuel Band of Mission Indians, California

Legal Land Description/Site Location:

All that real property situated in the County of San Bernardino, State of California, described as:



PARCEL A:

PARCEL B OF THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT NO. LL 09-06, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED NOVEMBER AS INSTRUMENT NO. 2009-490153 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 0155-361-31

PARCEL B:

THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ANY PORTION THEREOF LYING WITHIN TRACT NO. 6187, AS PER PLAT RECORDED IN BOOK 79, PAGES 23 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN TRACT NO. 7695, AS PER PLAT RECORDED IN BOOK 100, PAGES 69 AND 70 OF MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED IN THE DEED TO W.R. HOLCOMB, ET UX, RECORDED MAY 31, 1961 IN BOOK 5444, PAGE 513 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS PARCEL NOS. 2, 3, 4 AND 5 IN THE DEED TO EAST SAN BERNARDINO COUNTY WATER DISTRICT RECORDED AUGUST 17, 1965 IN BOOK 6454, PAGE 916 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION CONVEYED TO RICHARD A. PARKER, ET AL, BY DEED RECORDED MAY 14, 1969 IN BOOK 7231, PAGE 824 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO EAST VALLEY WATER DISTRICT BY DEED RECORDED OCTOBER 21, 1986 AS INSTRUMENT NO. 86-308755 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 0155-361-24

PARCEL C:

A PORTION OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, AS SAID CENTER IS SHOWN ON MAP OF TRACT NO. 6187, AS PER MAP RECORDED IN BOOK 79, PAGES 23 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 41° 16' 39" EAST 1557.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 28° 44' 35" EAST 40.00 FEET; THENCE NORTH

61° 15' 25" WEST 40.00 FEET; THENCE SOUTH 28° 44' 35" WEST 40.00 FEET; THENCE SOUTH 61° 15' 25" EAST 40.00 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 0155-361-08

PARCEL D:

A PORTION OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, AS SAID CENTER IS SHOWN ON MAP OF TRACT NO. 6187, AS PER MAP RECORDED IN BOOK 79, PAGES 23 TO 25 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 30° 31' 48" EAST 2435.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 200.00 FEET; THENCE NORTH 9° 09' 00" EAST 503 FEET MORE OR LESS TO THE NORTH LINE OF SAID NORTHEAST ¼; THENCE WESTERLY ALONG SAID NORTH LINE, 200 FEET MORE OR LESS TO A LINE THAT BEARS NORTH 9° 09' 00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 9° 09' 00" WEST 510 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 0155-361-09

PARCEL E:

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF HEMLOCK DRIVE, AS SHOWN ON THE MAP OF TRACT NO. 6187, RECORDED IN BOOK 79, PAGES 23 THROUGH 25 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WITH THE MOST EASTERLY LINE OF SAID TRACT NO. 6187; THENCE SOUTH 89° 20' 10" EAST A DISTANCE OF 753.35 FEET PARALLEL TO THE SOUTHERLY LINE OF SAID NORTHEAST ¼; THENCE NORTH 0° 39' 50" EAST A DISTANCE OF 178.16 FEET; THENCE NORTH 35° 04' 48" WEST A DISTANCE OF 320.16 FEET; THENCE NORTH 25° 42' 36" WEST A DISTANCE OF 299.67 FEET; THENCE NORTH 25° 08' 06" EAST A DISTANCE OF 322.54 FEET; THENCE NORTH 62° 13' 06" EAST A DISTANCE OF 231.71 FEET; THENCE NORTH 16° 35' 14" WEST A DISTANCE OF 98.08 FEET; THENCE NORTH 40° 40' 50" EAST A DISTANCE OF 449.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 21° 41' 42" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 68° 18' 18" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 21° 41' 42" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 68° 18' 18" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 21° 41' 42" WEST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 0155-361-10

Project Description/Proposed Land Use:

The subject property consists of five parcels totaling 123.79 acres more or less, commonly referred to as Assessor's Parcel Numbers: 155-361-31, 155-361-24, 155-361-08, 155-361-09, and 155-361-10. The property is currently undeveloped, but portions of the Property are appropriate for access to the Reservation, development of tribal community facilities, and for residential housing for the growing number of tribal citizens who wish to reside on the Reservation.

The property is located in the San Bernardino foothills and is bordered on its eastern boundary by the Reservation. The western boundary is vacant land and the on the northern boundary is federal lands comprising the San Bernardino National Forest.

Current Use/Taxes and Zoning:

Assessed property taxes for 2015-2016 were - \$5,398.07

Existing Easements/Encumbrances:

See attached Schedule B

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.

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 Lorrae Russell, Realty Specialist, at (916) 978-6071.

Sincerely,

Handwritten signature of Amy Alltschke in cursive script.

Regional Director

Enclosures

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) - 7015 0640 0003 6796 2327
Office Planning and Research
P.O. Box 3044
Sacramento, CA 95814

Mr. Joe Dhillon - 7015 0640 0003 6796 2334
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – 7015 0640 0003 6796 2341
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7015 0640 0003 6796 2358
331 Hart Senate Office Building
Washington, DC 20510

San Bernardino Board of Supervisors Third District – 7015 0640 0003 6796 2365
385 North Arrowhead Avenue, 5th Floor
San Bernardino, California 92415

California State Assembly – 7015 0640 0003 6796 2372
62nd Assembly District
P.O. Box 942849, Rm. 2136
Sacramento, California 94249-0001

San Bernardino Land Use Services Department – 7015 0640 0003 6796 2389
385 North Arrowhead Avenue, 1st Floor
San Bernardino, California 92415

San Bernardino County Treasurer/Tax Collector – 7015 0640 0003 6796 2396
172 W. 3rd Street
San Bernardino, California 92415

San Bernardino County Fire Dept. – 7015 0640 0003 6796 2402
157 W. 5th St. 2nd Floor
San Bernardino, California 92415

Mayor of the City of San Bernardino – 7015 0640 0003 6796 2419
300 North D Street, 6th Floor
San Bernardino, California 92418

Mayor of the City of Highland – 7015 0640 0003 6796 2426
27215 Base Line
Highland, California 92346

Cal Fire, San Bernardino Unit – 7015 0640 0003 6796 2433
3800 North Sierra Way
San Bernardino, CA 92405

San Bernardino County Sheriff's Department – 7015 0640 0003 6796 2440
655 East Third Street
San Bernardino, CA 92415

Chief of Police – 7015 0640 0003 6796 2457
San Bernardino Police Department
710 North D Street
San Bernardino, CA 92402-1559

County of San Bernardino – 7015 0640 0003 6796 2464
Department of Public Works, Land Development Division
825 E. Third Street
San Bernardino, CA 92415-0835

Chairperson – 7015 0640 0003 6796 2471
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220

Chairperson – 7015 0640 0003 6796 2488
Soboba Band of Luiseno Indians
23906 Soboba Road
San Jacinto, CA 92581

Chairperson – 7015 0640 0003 6796 2495
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Chairperson – 7015 0640 0003 6796 2501
Cahuilla Band of Indians
52701 Hwy 371
P.O. Box 391760
Anza, CA 92539

Chairperson – 7015 0640 0003 6796 2518
Ramona Band of Cahuilla
56310 Highway 371, Suite B
Anza, CA 92539

Chairperson – 7015 0640 0003 6796 2525
Pechanga Band of Luiseno Indians
P.O. Box 1477
Temecula, CA 92593

Kurt Wiese – 7015 0640 0003 6796 2532
General Counsel
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765-4182

Regular Mail:

Superintendent, Southern California Agency, BIA
1451 Research Park Drive, Ste. 100
Riverside, California 92507-2154

SCHEDULE B – SECTION II

EXCEPTIONS

Schedule B of the 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:

A. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 0155-361-31
 Fiscal Year: 2015-2016
 1st Installment: \$74.78, (Unpaid) (Delinquent after December 10)
 Penalty: \$7.48
 2nd Installment: \$74.76, (Unpaid) (Delinquent after April 10)
 Penalty and Cost: \$17.48
 Homeowners Exemption: \$ Not Set Out
 Code Area: 007-009

Affects: Parcel A

B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 0155-361-24
 Fiscal Year: 2015-2016
 1st Installment: \$2,534.70, (Unpaid) (Delinquent after December 10)
 Penalty: \$253.47
 2nd Installment: \$2,534.69, (Unpaid) (Delinquent after April 10)
 Penalty and Cost: \$263.47
 Homeowners Exemption: \$ Not Set Out
 Code Area: 007-009

Affects: Parcel B

C. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 0155-361-08
 Fiscal Year: 2015-2016
 1st Installment: \$1.48, (Unpaid) (Delinquent after December 10)
 Penalty: \$.15
 2nd Installment: \$1.47, (Unpaid) (Delinquent after April 10)
 Penalty and Cost: \$10.15
 Homeowners Exemption: \$ Not Set Out
 Code Area: 007-009

Affects: Parcel C

**SCHEDULE B – Section II
(Continued)**

- D. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 0155-361-09
 Fiscal Year: 2015-2016
 1st Installment: \$64.45, (Unpaid) (Delinquent after December 10)
 Penalty: \$6.46
 2nd Installment: \$64.41, (Unpaid) (Delinquent after April 10)
 Penalty and Cost: \$16.44
 Homeowners Exemption: \$ Not Set Out
 Code Area: 007-009

Affects: Parcel D

- E. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: 0155-361-10
 Fiscal Year: 2015-2016
 1st Installment: \$25.15, (Unpaid) (Delinquent after December 10)
 Penalty: \$2.53
 2nd Installment: \$25.13, (Unpaid) (Delinquent after April 10)
 Penalty and Cost: \$12.51
 Homeowners Exemption: \$ Not Set Out
 Code Area: 007-009

Affects: Parcel E

- F. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, 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.

1. Water rights, claims or title to water, whether or not disclosed by the public records.
2. Easement(s) in favor of the public over any existing roads lying within said Land.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: San Bernardino County Flood Control District
 Purpose: flood control and water conservation
 Recording No: in Book 1639, Page 77 of Official Records

Reference is hereby made to said document for full particulars.

**SCHEDULE B – Section II
(Continued)**

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: East San Bernardino County Water District
 Purpose: road and pipe line
 Recording No: in Book 6466, Page 343 of Official Records

By Quitclaim Deed recorded May 31, 2000 as Instrument No. 20000194082 of Official Records, portions of the easement contained in Book 6466, Page 343 were merged with the fee title and no longer affect the Land.

Reference is hereby made to said document for full particulars.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company, a Corporation
 Purpose: above ground or underground conduits or both
 Recording No: in Book 6575, Page 339 of Official Records

Reference is hereby made to said document for full particulars.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company, a Corporation
 Purpose: electric lines, gas pipelines, public road-ways, sewer lines and water lines
 Recording Date: May 31, 1974
 Recording No: in Book 8442, Page 180 of Official Records

Reference is hereby made to said document for full particulars.

Affects: Parcel A

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

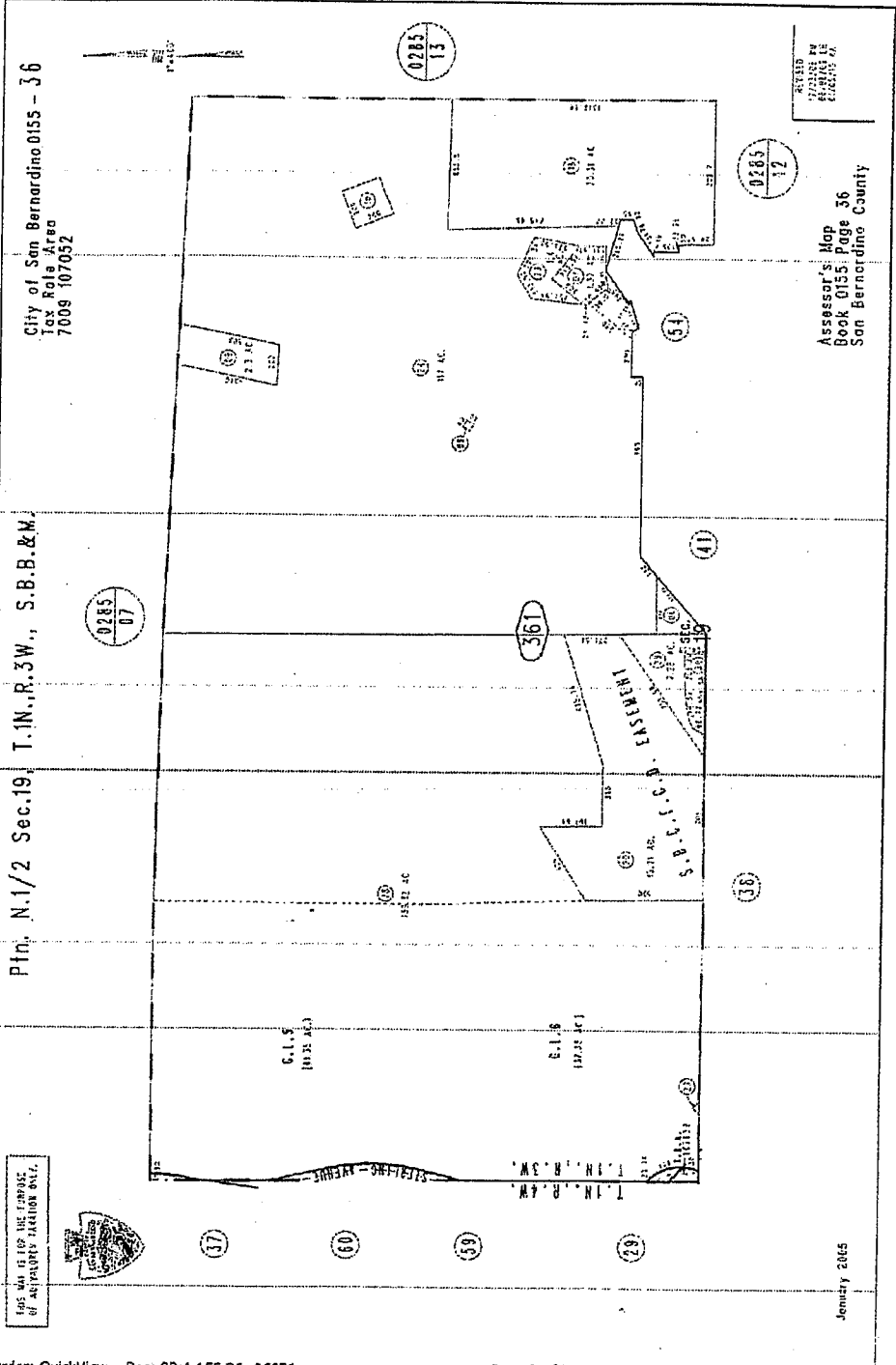
Job No.: 15-1013
 Dated: August 4, 2015
 Prepared by: Hernandez, Kroone & Associates
 Matters shown: as follows:

- A) An encroachment of a building structures, fences and concrete onto the property from lots adjoining said property to the south, to undisclosed amounts.
 B) Access across a portion of the east boundary and south boundary of the property as evidenced by a dirt road crossing said boundaries.

8. 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.
9. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
10. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

**SCHEDULE B – Section II
(Continued)**

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
12. 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.



City of San Bernardino 0155 - 36
 Tax Rate Area
 7009 107052

Ptn. N.1/2 Sec.19
 T.1N., R.3W., S.B.B. & M.

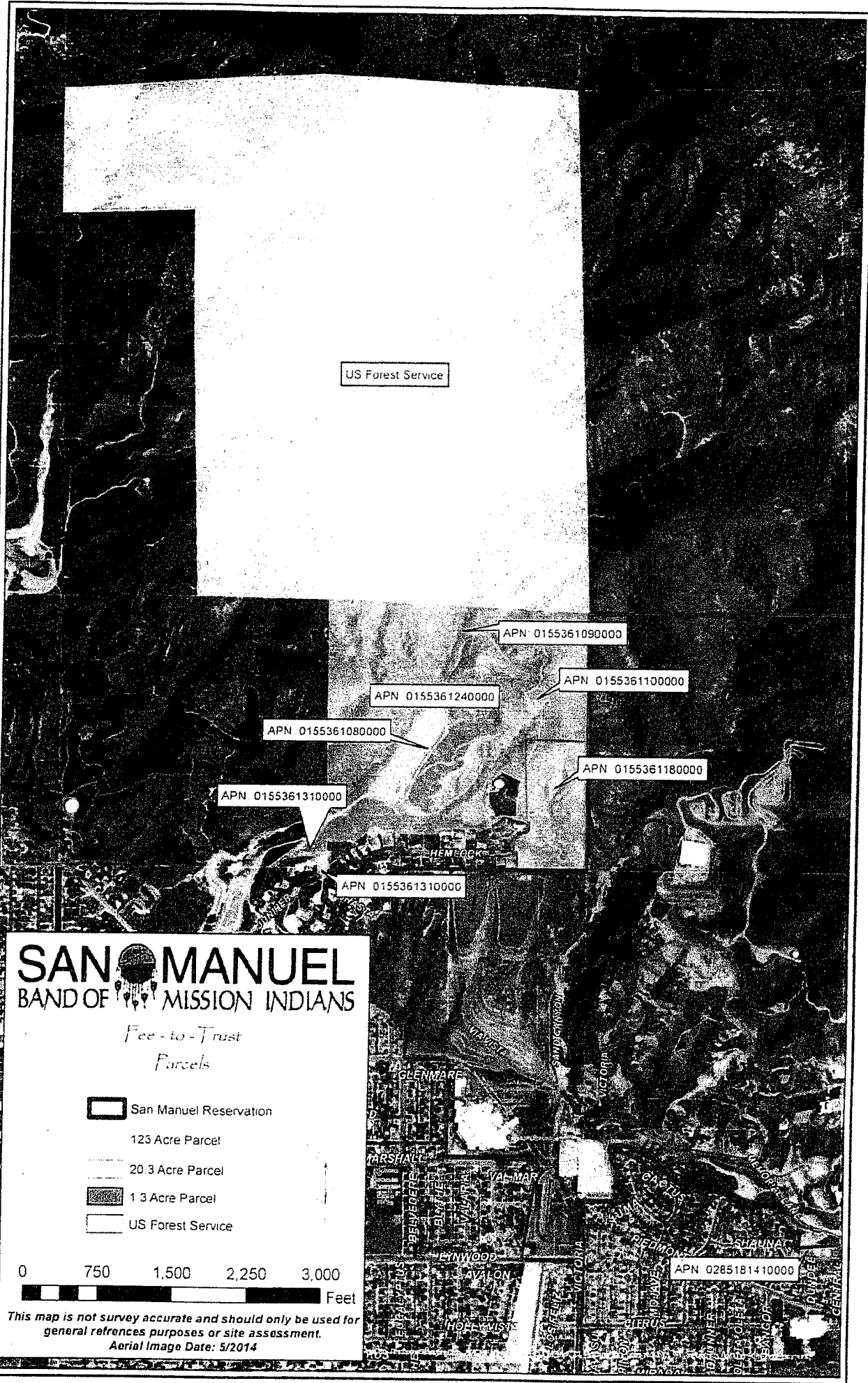
USE THIS AS THE BASIS
 OF ANY OTHER SURVEYING WORK.



RECEIVED BY
 11/2/2015 12:42:47 PM
 RINI

Assessor's Map
 Book 0155, Page 36
 San Bernardino County

January 2015



US Forest Service

APN 0155361090000

APN 0155361240000

APN 0155361100000

APN 0155361080000

APN 0155361180000

APN 0155361310000






APN 0155361310000

APN 0285181410000

SAN MANUEL

BAND OF MISSION INDIANS

*Fee-to-Trust
Parcels*

-  San Manuel Reservation
-  125 Acre Parcel
-  20.3 Acre Parcel
-  1.3 Acre Parcel
-  US Forest Service

0 750 1,500 2,250 3,000 Feet

*This map is not survey accurate and should only be used for general reference purposes or site assessment.
Aerial Image Date: 5/2014*

Bureau of Indian Affairs, Interior

§ 151.1

Titles and Records Offices are designated as Certifying Officers for this purpose. When a copy or reproduction of a title document is authenticated by the official seal and certified by a Manager, Land Titles and Records Office, the copy or reproduction shall be admitted into evidence the same as the original from which it was made. The fees for furnishing such certified copies are established by a uniform fee schedule applicable to all constituent units of the Department of the Interior and published in 43 CFR part 2, appendix A.

§ 150.11 Disclosure of land records, title documents, and title reports.

(a) The usefulness of a Land Titles and Records Office depends in large measure on the ability of the public to consult the records contained therein. It is therefore, the policy of the Bureau of Indian Affairs to allow access to land records and title documents unless such access would violate the Privacy Act, 5 U.S.C. 552a or other law restricting access to such records, or there are strong policy grounds for denying access where such access is not required by the Freedom of Information Act, 5 U.S.C. 552. It shall be the policy of the Bureau of Indian Affairs that, unless specifically authorized, monetary considerations will not be disclosed insofar as leases of tribal land are concerned.

(b) Before disclosing information concerning any living individual, the Manager, Land Titles and Records Office, shall consult 5 U.S.C. 552a(b) and the notice of routine users then in effect to determine whether the information may be released without the written consent of the person to whom it pertains.

PART 151—LAND ACQUISITIONS

- Sec.
- 151.1 Purpose and scope.
 - 151.2 Definitions.
 - 151.3 Land acquisition policy.
 - 151.4 Acquisitions in trust of lands owned in fee by an Indian.
 - 151.5 Trust acquisitions in Oklahoma under section 5 of the I.R.A.
 - 151.6 Exchanges.
 - 151.7 Acquisition of fractional interests.
 - 151.8 Tribal consent for nonmember acquisitions.

- 151.9 Requests for approval of acquisitions.
- 151.10 On-reservation acquisitions.
- 151.11 Off-reservation acquisitions.
- 151.12 Action on requests.
- 151.13 Title examination.
- 151.14 Formalization of acceptance.
- 151.15 Information collection.

AUTHORITY: R.S. 161; 5 U.S.C. 301. Interpret or apply 46 Stat. 1106, as amended; 46 Stat. 1471, as amended; 48 Stat. 985, as amended; 49 Stat. 1967, as amended, 53 Stat. 1129; 63 Stat. 605; 69 Stat. 392, as amended; 70 Stat. 290, as amended; 70 Stat. 626; 75 Stat. 505; 77 Stat. 349; 78 Stat. 389; 78 Stat. 747; 82 Stat. 174, as amended, 82 Stat. 884; 84 Stat. 120; 84 Stat. 1874; 86 Stat. 216; 86 Stat. 530; 86 Stat. 744; 88 Stat. 78; 88 Stat. 81; 88 Stat. 1716; 88 Stat. 2203; 88 Stat. 2207; 25 U.S.C. 2, 9, 409a, 450h, 451, 464, 465, 487, 488, 489, 501, 502, 573, 574, 576, 608, 608a, 610, 610a, 622, 624, 640d-10, 1466, 1495, and other authorizing acts.

CROSS REFERENCE: For regulations pertaining to: The inheritance of interests in trust or restricted land, see parts 15, 16, and 17 of this title and 43 CFR part 4; the purchase of lands under the BIA Loan Guaranty, Insurance and Interest Subsidy program, see part 103 of this title; the exchange and partition of trust or restricted lands, see part 152 of this title; land acquisitions authorized by the Indian Self-Determination and Education Assistance Act, see parts 900 and 276 of this title; the acquisition of allotments on the public domain or in national forests, see 43 CFR part 2530; the acquisition of Native allotments and Native townsite lots in Alaska, see 43 CFR parts 2561 and 2564; the acquisition of lands by Indians with funds borrowed from the Farmers Home Administration, see 7 CFR part 1823, subpart N; the acquisition of land by purchase or exchange for members of the Osage Tribe not having certificates of competency, see §§117.8 and 158.54 of this title.

SOURCE: 45 FR 62036, Sept. 18, 1980, unless otherwise noted. Redesignated at 47 FR 13327, Mar. 30, 1982.

§ 151.1 Purpose and scope.

These regulations set forth the authorities, policy, and procedures governing the acquisition of land by the United States in trust status for individual Indians and tribes. Acquisition of land by individual Indians and tribes in fee simple status is not covered by these regulations even though such land may, by operation of law, be held in restricted status following acquisition. Acquisition of land in trust status by inheritance or escheat is not covered by these regulations. These regulations do not cover the acquisition of

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25 CFR Ch. I (4-1-14 Edition)

land in trust status in the State of Alaska, except acquisitions for the Metlakatla Indian Community of the Annette Island Reserve or its members.

§ 151.2 Definitions.

(a) *Secretary* means the Secretary of the Interior or authorized representative.

(b) *Tribe* means any Indian tribe, band, nation, pueblo, community, rancheria, colony, or other group of Indians, including the Metlakatla Indian Community of the Annette Island Reserve, which is recognized by the Secretary as eligible for the special programs and services from the Bureau of Indian Affairs. For purposes of acquisitions made under the authority of 25 U.S.C. 488 and 489, or other statutory authority which specifically authorizes trust acquisitions for such corporations, "Tribe" also means a corporation chartered under section 17 of the Act of June 18, 1934 (48 Stat. 988; 25 U.S.C. 477) or section 3 of the Act of June 26, 1936 (49 Stat. 1967; 25 U.S.C. 503).

(c) *Individual Indian* means:

(1) Any person who is an enrolled member of a tribe;

(2) Any person who is a descendant of such a member and said descendant was, on June 1, 1934, physically residing on a federally recognized Indian reservation;

(3) Any other person possessing a total of one-half or more degree Indian blood of a tribe;

(4) For purposes of acquisitions outside of the State of Alaska, *Individual Indian* also means a person who meets the qualifications of paragraph (c)(1), (2), or (3) of this section where "Tribe" includes any Alaska Native Village or Alaska Native Group which is recognized by the Secretary as eligible for the special programs and services from the Bureau of Indian Affairs.

(d) *Trust land* or *land in trust status* means land the title to which is held in trust by the United States for an individual Indian or a tribe.

(e) *Restricted land* or *land in restricted status* means land the title to which is held by an individual Indian or a tribe and which can only be alienated or encumbered by the owner with the approval of the Secretary because of limi-

tations contained in the conveyance instrument pursuant to Federal law or because of a Federal law directly imposing such limitations.

(f) Unless another definition is required by the act of Congress authorizing a particular trust acquisition, *Indian reservation* means that area of land over which the tribe is recognized by the United States as having governmental jurisdiction, except that, in the State of Oklahoma or where there has been a final judicial determination that a reservation has been disestablished or diminished, *Indian reservation* means that area of land constituting the former reservation of the tribe as defined by the Secretary.

(g) *Land* means real property or any interest therein.

(h) *Tribal consolidation area* means a specific area of land with respect to which the tribe has prepared, and the Secretary has approved, a plan for the acquisition of land in trust status for the tribe.

[45 FR 62036, Sept. 18, 1980, as amended at 60 FR 32879, June 23, 1995]

§ 151.3 Land acquisition policy.

Land not held in trust or restricted status may only be acquired for an individual Indian or a tribe in trust status when such acquisition is authorized by an act of Congress. No acquisition of land in trust status, including a transfer of land already held in trust or restricted status, shall be valid unless the acquisition is approved by the Secretary.

(a) Subject to the provisions contained in the acts of Congress which authorize land acquisitions, land may be acquired for a tribe in trust status:

(1) When the property is located within the exterior boundaries of the tribe's reservation or adjacent thereto, or within a tribal consolidation area; or

(2) When the tribe already owns an interest in the land; or

(3) When the Secretary determines that the acquisition of the land is necessary to facilitate tribal self-determination, economic development, or Indian housing.

(b) Subject to the provisions contained in the acts of Congress which authorize land acquisitions or holding

Bureau of Indian Affairs, Interior

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land in trust or restricted status, land may be acquired for an individual Indian in trust status:

(1) When the land is located within the exterior boundaries of an Indian reservation, or adjacent thereto; or

(2) When the land is already in trust or restricted status.

§ 151.4 Acquisitions in trust of lands owned in fee by an Indian.

Unrestricted land owned by an individual Indian or a tribe may be conveyed into trust status, including a conveyance to trust for the owner, subject to the provisions of this part.

§ 151.5 Trust acquisitions in Oklahoma under section 5 of the I.R.A.

In addition to acquisitions for tribes which did not reject the provisions of the Indian Reorganization Act and their members, land may be acquired in trust status for an individual Indian or a tribe in the State of Oklahoma under section 5 of the Act of June 18, 1934 (48 Stat. 985; 25 U.S.C. 465), if such acquisition comes within the terms of this part. This authority is in addition to all other statutory authority for such an acquisition.

§ 151.6 Exchanges.

An individual Indian or tribe may acquire land in trust status by exchange if the acquisition comes within the terms of this part. The disposal aspects of an exchange are governed by part 152 of this title.

§ 151.7 Acquisition of fractional interests.

Acquisition of a fractional land interest by an individual Indian or a tribe in trust status can be approved by the Secretary only if:

(a) The buyer already owns a fractional interest in the same parcel of land; or

(b) The interest being acquired by the buyer is in fee status; or

(c) The buyer offers to purchase the remaining undivided trust or restricted interests in the parcel at not less than their fair market value; or

(d) There is a specific law which grants to the particular buyer the right to purchase an undivided interest or interests in trust or restricted land

without offering to purchase all of such interests; or

(e) The owner of a majority of the remaining trust or restricted interests in the parcel consent in writing to the acquisition by the buyer.

§ 151.8 Tribal consent for nonmember acquisitions.

An individual Indian or tribe may acquire land in trust status on a reservation other than its own only when the governing body of the tribe having jurisdiction over such reservation consents in writing to the acquisition; provided, that such consent shall not be required if the individual Indian or the tribe already owns an undivided trust or restricted interest in the parcel of land to be acquired.

§ 151.9 Requests for approval of acquisitions.

An individual Indian or tribe desiring to acquire land in trust status shall file a written request for approval of such acquisition with the Secretary. The request need not be in any special form but shall set out the identity of the parties, a description of the land to be acquired, and other information which would show that the acquisition comes within the terms of this part.

§ 151.10 On-reservation acquisitions.

Upon receipt of a written request to have lands taken in trust, the Secretary will notify the state and local governments having regulatory jurisdiction over the land to be acquired, unless the acquisition is mandated by legislation. The notice will inform the state or local government that each will be given 30 days in which to provide written comments as to the acquisition's potential impacts on regulatory jurisdiction, real property taxes and special assessments. If the state or local government responds within a 30-day period, a copy of the comments will be provided to the applicant, who will be given a reasonable time in which to reply and/or request that the Secretary issue a decision. The Secretary will consider the following criteria in evaluating requests for the acquisition of land in trust status when

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the land is located within or contiguous to an Indian reservation, and the acquisition is not mandated:

(a) The existence of statutory authority for the acquisition and any limitations contained in such authority;

(b) The need of the individual Indian or the tribe for additional land;

(c) The purposes for which the land will be used;

(d) If the land is to be acquired for an individual Indian, the amount of trust or restricted land already owned by or for that individual and the degree to which he needs assistance in handling his affairs;

(e) If the land to be acquired is in unrestricted fee status, the impact on the State and its political subdivisions resulting from the removal of the land from the tax rolls;

(f) Jurisdictional problems and potential conflicts of land use which may arise; and

(g) If the land to be acquired is in fee status, whether the Bureau of Indian Affairs is equipped to discharge the additional responsibilities resulting from the acquisition of the land in trust status.

(h) The extent to which the applicant has provided information that allows the Secretary to comply with 516 DM 6, appendix 4, National Environmental Policy Act Revised Implementing Procedures, and 602 DM 2, Land Acquisitions: Hazardous Substances Determinations. (For copies, write to the Department of the Interior, Bureau of Indian Affairs, Branch of Environmental Services, 1849 C Street NW., Room 4525 MIB, Washington, DC 20240.)

[45 FR 62036, Sept. 18, 1980, as amended at 60 FR 32879, June 23, 1995]

§ 151.11 Off-reservation acquisitions.

The Secretary shall consider the following requirements in evaluating tribal requests for the acquisition of lands in trust status, when the land is located outside of and noncontiguous to the tribe's reservation, and the acquisition is not mandated:

(a) The criteria listed in § 151.10 (a) through (c) and (e) through (h);

(b) The location of the land relative to state boundaries, and its distance from the boundaries of the tribe's res-

ervation, shall be considered as follows: as the distance between the tribe's reservation and the land to be acquired increases, the Secretary shall give greater scrutiny to the tribe's justification of anticipated benefits from the acquisition. The Secretary shall give greater weight to the concerns raised pursuant to paragraph (d) of this section.

(c) Where land is being acquired for business purposes, the tribe shall provide a plan which specifies the anticipated economic benefits associated with the proposed use.

(d) Contact with state and local governments pursuant to § 151.10 (e) and (f) shall be completed as follows: Upon receipt of a tribe's written request to have lands taken in trust, the Secretary shall notify the state and local governments having regulatory jurisdiction over the land to be acquired. The notice shall inform the state and local government that each will be given 30 days in which to provide written comment as to the acquisition's potential impacts on regulatory jurisdiction, real property taxes and special assessments.

[60 FR 32879, June 23, 1995, as amended at 60 FR 48894, Sept. 21, 1995]

§ 151.12 Action on requests.

(a) The Secretary shall review each request and may request any additional information or justification deemed necessary to reach a decision.

(b) The Secretary's decision to approve or deny a request shall be in writing and state the reasons for the decision.

(c) A decision made by the Secretary, or the Assistant Secretary—Indian Affairs pursuant to delegated authority, is a final agency action under 5 U.S.C. 704 upon issuance.

(1) If the Secretary or Assistant Secretary denies the request, the Assistant Secretary shall promptly provide the applicant with the decision.

(2) If the Secretary or Assistant Secretary approves the request, the Assistant Secretary shall:

(i) Promptly provide the applicant with the decision;

(ii) Promptly publish in the FEDERAL REGISTER a notice of the decision to acquire land in trust under this part; and

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(iii) Immediately acquire the land in trust under §151.14 on or after the date such decision is issued and upon fulfillment of the requirements of §151.13 and any other Departmental requirements.

(d) A decision made by a Bureau of Indian Affairs official pursuant to delegated authority is not a final agency action of the Department under 5 U.S.C. 704 until administrative remedies are exhausted under part 2 of this chapter or until the time for filing a notice of appeal has expired and no administrative appeal has been filed.

(1) If the official denies the request, the official shall promptly provide the applicant with the decision and notification of any right to file an administrative appeal under part 2 of this chapter.

(2) If the official approves the request, the official shall:

(1) Promptly provide the applicant with the decision;

(ii) Promptly provide written notice of the decision and the right, if any, to file an administrative appeal of such decision pursuant to part 2 of this chapter, by mail or personal delivery to:

(A) Interested parties who have made themselves known, in writing, to the official prior to the decision being made; and

(B) The State and local governments having regulatory jurisdiction over the land to be acquired;

(iii) Promptly publish a notice in a newspaper of general circulation serving the affected area of the decision and the right, if any, of interested parties who did not make themselves known, in writing, to the official to file an administrative appeal of the decision under part 2 of this chapter; and

(iv) Immediately acquire the land in trust under §151.14 upon expiration of the time for filing a notice of appeal or upon exhaustion of administrative remedies under part 2 of this title, and upon the fulfillment of the requirements of §151.13 and any other Departmental requirements.

(3) The administrative appeal period under part 2 of this chapter begins on:

(1) The date of receipt of written notice by the applicant or interested parties entitled to notice under para-

graphs (d)(1) and (d)(2)(ii) of this section;

(ii) The date of first publication of the notice for unknown interested parties under paragraph (d)(2)(iii) of this section.

(4) Any party who wishes to seek judicial review of an official's decision must first exhaust administrative remedies under 25 CFR part 2.

[78 FR 67937, Nov. 13, 2013]

§ 151.13 Title examination.

If the Secretary determines that he will approve a request for the acquisition of land from unrestricted fee status to trust status, he shall acquire, or require the applicant to furnish, title evidence meeting the *Standards For The Preparation of Title Evidence In Land Acquisitions by the United States*, issued by the U.S. Department of Justice. After having the title evidence examined, the Secretary shall notify the applicant of any liens, encumbrances, or infirmities which may exist. The Secretary may require the elimination of any such liens, encumbrances, or infirmities prior to taking final approval action on the acquisition and he shall require elimination prior to such approval if the liens, encumbrances, or infirmities make title to the land unmarketable.

[45 FR 62036, Sept. 18, 1980. Redesignated at 60 FR 32879, June 23, 1995]

§ 151.14 Formalization of acceptance.

Formal acceptance of land in trust status shall be accomplished by the issuance or approval of an instrument of conveyance by the Secretary as is appropriate in the circumstances.

[45 FR 62036, Sept. 18, 1980. Redesignated at 60 FR 32879, June 23, 1995]

§ 151.15 Information collection.

(a) The information collection requirements contained in §§151.9; 151.10; 151.11(c), and 151.13 have been approved by the Office of Management and Budget under 44 U.S.C. 3501 *et seq.* and assigned clearance number 1076-0100. This information is being collected to acquire land into trust on behalf of the Indian tribes and individuals, and will be used to assist the Secretary in making a determination. Response to this request is required to obtain a benefit.