

2002-20

IN REPLY REFER TO:



UNITED STATES
DEPARTMENT OF THE INTERIOR

BUREAU OF INDIAN AFFAIRS
SOUTHERN CALIFORNIA AGENCY
2038 IOWA AVENUE, SUITE 101
RIVERSIDE, CALIFORNIA 92507-2471
PHONE (909) 276-6624 FAX (909) 276-6641

AMENDED NOTICE OF (NON-GAMING) LAND ACQUISITION

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 Santa Ynez Band of Mission Indians, 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 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) 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;
- (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:

Santa Ynez Band of Mission Indians of California

Legal Land Description/Site Location:

The land referred to herein is situated in the Santa Barbara, State of California, and is described as: Santa Barbara County Assessor's Parcel No: 141-450-07, also known as the "Walker" property, consisting of 1.06 acres, more or less, located at the Northern top of the reservation and is considered contiguous to the Santa Ynez Reservation. Parcel No: 141-450-06, also known as the "Davidge" property, consisting of approximately 11.3 acres, more or less, is located in the middle of the reservation boundaries and is considered contiguous to the Santa Ynez Reservation. The "Walker" and "Davidge" parcels total approximately 12.36 acres, as described in Exhibit "1". These parcels are located contiguous to the exterior boundary of the Reservation

as shown in Exhibit "3". Make note that the County Assessor's Office recently made a change to the Assessor Parcel Numbers as follows: Prior APN for "Walker" was 141-220-44, and now is 141-450-07 and 141-220-47 for the "Davidge" parcel is now 141-450-06.

"Amended" Project Description/Proposed Land Use:

The County has proposed that a main entry to the reservation eventually be developed at the intersection of Highway 246 and Cuesta Street. The tribe is currently considering this as an option and is negotiating with the County, however, any such development or potential development may not be occurring for several years. The proposed roadway itself would not be constructed on the subject parcels with the exception of a small tip of the "Davidge" property, the "Walker" parcel would not be affected.

In the event the tribe agrees to the County's proposal the project would be under the State's jurisdiction making them the lead Agency concerning all environmental regulations such as California Environmental Quality Act (CEQA). The properties will remain the same with the existing structures on it and the tribe has no future plans for development. Its value is solely as a route for existing utility lines which route traverses the reservation and to unite the Santa Ynez Indian Reservation into one contiguous block of land. The uniting of the reservation will also allow the tribe to have authority to make important decisions, which affect the lands within the reservation boundaries. This ideal is one of the most fundamental of tribal self-governance rights and goals.

The property known as the "Walker" parcel consists of 1.06 acres and has one residential structure on the land. The tribe intends to keep this existing structure and utilize it for tribal member use. The parcel known as the "Davidge" parcel consists of 11.3 acres and has several mobile home units on the property, which will be used for tribal member use.

Current Use/Taxes and Zoning:

The current Assessor's taxes for parcel numbers: 141-450-07 and 141-450-06; are \$4,014.40 per year according to the Santa Barbara County Tax Assessor's Office. The zoning of the parcels is 1-E-1, Single Family Residential.

Existing Easements/Encumbrances:

Please refer to Exhibit "2" for encumbrances.

Supplemental Data:

Map of the general location as set forth in Exhibit "3".

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 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 listed party feels that this "Amended Notice of Application" should be forwarded to additional governmental entities, which may be interested or affected by the acquisition other than those listed on our distribution list, please do so.

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 Jim Haynes, Realty Specialist, at (909) 276-6624, Ext. 227.


Virgil Townsend, Superintendent

May 29, 2003
Date

cc: PRO (Attn: Regional Realty Officer)
(Attn: Regional Realty Specialist)
Chairman, Santa Ynez Band of Mission Indians
Distribution List

Attachments:

Exhibit "1" Legal Description
Exhibit "2" Easements/Encumbrances
Exhibit "3" General Location Map

DESCRIPTION: WALKER PROPERTY

PARCEL B OF PARCEL MAP NO. 11185, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 6, PAGE 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WALKER PARCEL

S.B.-96669

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO THE ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

SANTA YNEZ BAND OF MISSION INDIANS, A FEDERALLY RECOGNIZED INDIAN TRIBE

* * * * *

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

TAXES FOR PRORATION FOR THE FISCAL YEAR 2000-2001 FIRST HALF \$1,831.68, PAID; SECOND HALF \$1,831.68, PAID; CODE AREA 62-026; APN NO. 141-220-44-00-0

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002, APN: 141-220-44-00-0, A LIEN NOT YET DUE OR PAYABLE.
2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
4. A WAIVER OF ANY CLAIMS FOR ANY AND ALL DAMAGES TO SAID LAND CONTIGUOUS TO THE PROPERTY CONVEYED IN THE DEED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES, RECORDED MAY 10, 1955 AS INSTRUMENT NO. 8359 IN BOOK 1313, PAGE 563 OF OFFICIAL RECORDS, BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF SAID HIGHWAY.
5. THE FOLLOWING MATTERS AS SET OUT ON THAT CERTAIN ALTA/ACSM SURVEY DATED MAY 21, 2001 PREPARED BY JOSEPH T. MORRIS, L.S. 6192, OF JOHN L. WALLACE & ASSOCIATES, AS JOB NO. 375.05:
 - A. ENCROACHMENT OF BARBED WIRE FENCE ALONG A PORTION OF THE NORTHWESTERLY BOUNDARY LINE OF SAID LAND AS SHOWN ON SAID MAP.
 - B. WOOD FENCE AND GATE 0.2 SLY OF A PORTION OF THE NORTHWESTERLY BOUNDARY LINE, AS SHOWN ON SAID MAP.
 - C. RIGHTS INCIDENTAL AS TO UTILITIES FOR GAS, COMMUNICATIONS, AND POWER LINES THAT AFFECT SAID LAND.

NOTE: THE FEE FOR OUR POLICY OF TITLE INSURANCE WILL BE BASED UPON A SHORT TERM RATE AT 80% OF BASE RATE A.

DESCRIPTION: DAVIDGE PROPERTY

PARCEL ONE:

THOSE PORTIONS OF LOTS 7 AND 10 IN TRACT 2, AND LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 AND 35 OF SANJA COTA TRACT OF THE SUBDIVISION OF THE RANCHO CANADA DE LOS PINOS, OR COLLEGE RANCH, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN RACK NO. 3, MAPS, NO. 4, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMENCING AT A POINT IN THE CENTER LINE OF CUESTA ROAD, AT THE NORTHEAST CORNER OF LOT 11 OF SAID TRACT 2;

THENCE ALONG THE EASTERLY LINE OF LOT 11 SOUTH 0°18' WEST 660.00 FEET TO A 1/2 INCH PIPE SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 11;

THENCE ALONG THE SOUTHERLY LINE OF LOT 11 NORTH 89°42' WEST 200.26 FEET;

THENCE SOUTH 0°15' EAST 753.3 FEET TO A 1/2 INCH PIPE SET AT THE MOST SOUTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO EDWARD L. SARNOFF, ET AL., RECORDED OCTOBER 19, 1964 AS INSTRUMENT NO. 44419 IN BOOK 2074, PAGE 1278 OF OFFICIAL RECORDS, FROM WHICH A 1/2 INCH PIPE BEARS NORTH 63°26'54" EAST 57.03 FEET;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID SARNOFF TRACT AS FOLLOWS:

1ST, NORTH 63°26'54" EAST 317.43 FEET TO A 1/2 INCH PIPE AND BEING THE TRUE POINT OF BEGINNING;

2ND, NORTH 72°01'54" EAST 186.04 FEET TO A 1/2 INCH PIPE;

3RD, NORTH 42°50'24" EAST 117.48 FEET TO A 1/2 INCH PIPE;

4TH, NORTH 18°28'24" EAST 154.39 FEET TO A 1/2 INCH PIPE;

5TH, NORTH 3°20'06" EAST 146.53 FEET TO A 1/2 INCH PIPE;

6TH, NORTH 28°58'54" EAST 190.99 FEET TO A 1/2 INCH PIPE;

7TH, NORTH 12°01'06" WEST 137.13 FEET TO A 1/2 INCH PIPE;

8TH, NORTH 67°26'54" EAST 174.38 FEET TO A 1/2 INCH PIPE;

9TH, NORTH 56°08'24" EAST 164.93 FEET TO A 1/2 INCH PIPE;

10TH, NORTH 38°37'24" EAST 200.15 FEET TO A 1/2 INCH PIPE;

11TH, NORTH 2°11'24" EAST 96.64 FEET TO A 1/2 INCH PIPE;

12TH, NORTH 31°32'24" EAST 217.46 FEET TO A 1/2 INCH PIPE;

13TH, NORTH 4°31'36" WEST 202.16 FEET TO A 1/2 INCH PIPE;

14TH, NORTH 33°30'54" EAST 120.86 FEET TO A 1/2 INCH PIPE; AND

15TH, NORTH 32°58'36" WEST 213.35 FEET TO A 1/2 INCH PIPE SET AT THE NORTHEASTERLY CORNER OF SAID SARNOFF TRACT AND IN THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED MAY 10, 1955 AS INSTRUMENT NO. 8359 IN BOOK 1313, PAGE 563 OF OFFICIAL RECORDS; THENCE

16TH, ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 64°41'23" EAST 321.72 FEET TO THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO WAYNE H. WILSON, SR., ET UX., RECORDED OCTOBER 19, 1964 AS INSTRUMENT NO. 44409 IN BOOK 2074, PAGE 1265 OF OFFICIAL RECORDS;

THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

17TH, SOUTH 34°57'06" EAST 172.36 FEET TO A 1/2 INCH PIPE;
18TH, NORTH 55°19'24" EAST 157.23 FEET TO A 1/2 INCH PIPE;
19TH, NORTH 58°41'24" EAST 61.42 FEET TO A 1/2 INCH PIPE;
20TH, NORTH 23°17'24" EAST 112.24 FEET TO A 1/2 INCH PIPE;
21ST, NORTH 24°30'54" EAST 98.61 FEET TO A 1/2 INCH PIPE SET AT THE MOST EASTERLY CORNER
OF SAID WILSON TRACT AND A POINT IN THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY;

THENCE, 22ND, ALONG SAID LINE AS DESCRIBED IN SAID DEED TO THE STATE OF CALIFORNIA,
NORTH 64°41'07" EAST 44.48 FEET TO A 6" X 6" CONCRETE MONUMENT; THENCE

23RD, CONTINUING ALONG SAID LINE NORTH 47°03'07" EAST 155.24 FEET; THENCE
24TH, CONTINUING ALONG SAID LINE NORTH 61°59' EAST TO INTERSECT COURSE NO. 1 OF THE
SANTA YNEZ INDIAN RESERVATION, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 78 OF MAPS
AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING THE
EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED AS TRACT 3, PARCEL TWO IN THE DEED
TO BOYD B. BETTENCOURT, ET AL., RECORDED OCTOBER 6, 1955 AS INSTRUMENT NO. 17962 IN
BOOK 1339, PAGE 232 OF OFFICIAL RECORDS.

THENCE ALONG SAID COURSE NO. 1 AND THE LINE OF SAID BETTENCOURT TRACT THE
FOLLOWING COURSES AND DISTANCES:

25TH, SOUTH 18°33' EAST TO AN IRON AXLE, US MONUMENT NO. 1; THENCE
26TH, SOUTH 38°58' WEST 105 FEET TO AN IRON AXLE US MONUMENT NO. 2; THENCE
27TH, SOUTH 79°08' WEST 57.8 FEET TO AN IRON AXLE; THENCE
28TH, SOUTH 37°32' WEST 208.1 FEET TO A 3/4 INCH PIPE; THENCE
29TH, SOUTH 54°49' WEST 91.8 FEET TO AN IRON AXLE, US MONUMENT NO. 5; THENCE
30TH, SOUTH 31°30' WEST 187.4 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT
NO. 6; THENCE
31ST, AT 1.135 CHAINS TO THE CENTER OF SANJA COTA CREEK AND THE BEGINNING POINT OF
THE TRACT FIRST DESCRIBED IN THE DEED TO THE SECRETARY OF THE INTERIOR RECORDED
IN BOOK 92, PAGE 118 OF DEEDS, RECORDS OF SAID COUNTY; THENCE

32ND, SOUTH 67°39' WEST 178.5 FEET TO AN IRON AXLE, US MONUMENT NO. 87 ON THE WEST
SIDE OF THE SANJA COTA CREEK; THENCE ALONG THE WEST SIDE OF SAID TRACT 1, DESCRIBED
IN SAID DEED TO THE SECRETARY OF THE INTERIOR, BY THE FOLLOWING COURSES AND
DISTANCES:

33RD, SOUTH 59°22' WEST 89 FEET TO AN IRON AXLE, US MONUMENT NO. 88; THENCE
34TH, SOUTH 76°02' WEST 81.8 FEET TO A 1/4 INCH PIPE, US MONUMENT NO. 89 BEARS NORTH
60°27' WEST 4.45 FEET; THENCE
35TH, NORTH 76°54' WEST 246.5 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT
NO. 90; THENCE
36TH, SOUTH 2°58' EAST 276 FEET TO AN IRON AXLE, US MONUMENT NO. 91; THENCE
37TH, SOUTH 3°07' WEST 263 FEET TO A 3/4 INCH PIPE, US MONUMENT NO. 92; THENCE
38TH, SOUTH 28°20' WEST 347.8 FEET TO A SPIKE IN THE ROOT OF AN OLD SYCAMORE TREE;
THENCE
39TH, SOUTH 29°02' WEST 281.5 FEET TO AN IRON AXLE, US MONUMENT NO. 94; THENCE
40TH, NORTH 43°22' WEST 53.6 FEET TO A 3 INCH PIPE WITH BRASS CAP, US MONUMENT NO. 95;
THENCE
41ST, SOUTH 37°24' WEST 489.3 FEET TO A 3/4 INCH PIPE, US MONUMENT NO. 96; THENCE

42ND, SOUTH 1°39' EAST 210.0 FEET TO AN IRON AXLE, US MONUMENT NO. 97; THENCE 43RD, SOUTH 17°31' WEST 80.7 FEET TO AN IRON AXLE, US MONUMENT NO. 98; THENCE 44TH, SOUTH 35°21' WEST 170.3 FEET TO AN IRON AXLE, US MONUMENT NO. 99; THENCE 45TH, SOUTH 83°00' WEST 269.8 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT NO. 100; THENCE NORTH 29°01'35" EAST, 61.83 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPTING THEREFROM ALL PORTIONS THEREOF LYING EASTERLY OF THE CENTERLINE OF SANJA COTA CREEK, AS THE SAME EXISTED ON APRIL 21, 1892.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF QUITCLAIMED TO THE UNITED STATES OF AMERICA IN THAT CERTAIN AGREEMENT AND DEED RECORDED JANUARY 23, 1941 AS INSTRUMENT NO. 618 IN BOOK 511, PAGE 363 OF OFFICIAL RECORDS.

SAID PROPERTY IS A PORTION OF PARCEL "A" OF PARCEL MAP NO. 11, 185 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THOSE PORTIONS OF LOTS 7 AND 10 IN TRACT 2, AND LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 AND 35 OF SANJA COTA TRACT OF THE SUBDIVISION OF THE RANCHO CANDADA DE LOS PINOS, OR COLLEGE RANCH, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN RACK NO. 3, MAP NO. 4, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF CUESTA ROAD, AT THE NORTHEAST CORNER OF LOT 11 OF SAID TRACT 2; THENCE ALONG THE EASTERLY LINE OF LOT 11 SOUTH 0°18' WEST 660.00 FEET TO A 1/2 INCH PIPE SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF LOT 11 NORTH 89°42' WEST 200.26 FEET; THENCE SOUTH 0°15' EAST 753.3 FEET TO A 1/2 INCH PIPE SET AT THE MOST SOUTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO EDWARD L. SARNOFF, ET AL., RECORDED OCTOBER 19, 1964 AS INSTRUMENT NO. 44419 IN BOOK 2074, PAGE 1278 OF OFFICIAL RECORDS, FROM WHICH A 1/2 INCH PIPE BEARS NORTH 63°26'54" EAST 57.03 FEET, AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID SARNOFF TRACT AS FOLLOWS:

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4TH, NORTH 18°28'24" EAST 154.39 FEET TO A 1/2 INCH PIPE;
5TH, NORTH 3°20'06" EAST 146.53 FEET TO A 1/2 INCH PIPE;
6TH, NORTH 28°58'54" EAST 190.99 FEET TO A 1/2 INCH PIPE;
7TH, NORTH 12°01'06" WEST 137.13 FEET TO A 1/2 INCH PIPE;
8TH, NORTH 67°26'54" EAST 174.38 FEET TO A 1/2 INCH PIPE;
9TH, NORTH 56°08'24" EAST 164.93 FEET TO A 1/2 INCH PIPE;
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11TH, NORTH 2°11'24" EAST 96.64 FEET TO A 1/2 INCH PIPE;
12TH, NORTH 31°32'24" EAST 217.46 FEET TO A 1/2 INCH PIPE;
13TH, NORTH 4°31'36" WEST 202.16 FEET TO A 1/2 INCH PIPE;
14TH, NORTH 33°30'54" EAST 120.86 FEET TO A 1/2 INCH PIPE; AND

15TH, NORTH 32°58'36" WEST 213.35 FEET TO A 1/2 INCH PIPE SET AT THE NORTHEASTERLY CORNER OF SAID SARNOFF TRACT AND IN THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 10, 1955 AS INSTRUMENT NO. 8359 IN BOOK 1313, PAGE 563 OF OFFICIAL RECORDS; THENCE

16TH, ALONG THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY NORTH 64°41'23" EAST 321.72 FEET TO THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO WAYNE H. WILSON, SR., ET UX., RECORDED OCTOBER 19, 1964 AS INSTRUMENT NO. 44409 IN BOOK 2074, PAGE 1265 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES:

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19TH, NORTH 58°41'24" EAST 61.42 FEET TO A 1/2 INCH PIPE;

20TH, NORTH 23°17'24" EAST 112.24 FEET TO A 1/2 INCH PIPE;

21ST, NORTH 24°30'54" EAST 98.61 FEET TO A 1/2 INCH PIPE SET AT THE MOST EASTERLY CORNER OF SAID WILSON TRACT AND A POINT IN THE SOUTHEASTERLY LINE OF SAID STATE HIGHWAY; THENCE 22ND, ALONG SAID LINE AS DESCRIBED IN SAID DEED TO THE STATE OF CALIFORNIA NORTH 64°41'24" EAST 44.48 FEET TO A 6" x 6" CONCRETE MONUMENT; THENCE

23RD, CONTINUING ALONG SAID LINE NORTH 47°03'07" EAST 155.24 FEET; THENCE

24TH, CONTINUING ALONG SAID LINE NORTH 61°59' EAST TO INTERSECT COURSE NO. 1 OF THE SANTA YNEZ INDIAN RESERVATION, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 78 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING IN THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED AS TRACT 3, PARCEL TWO IN THE DEED TO BOYD B. BETTENCOURT, ET AL., RECORDED OCTOBER 6, 1955 AS INSTRUMENT NO. 17962 IN BOOK 1339, PAGE 232 OF OFFICIAL RECORDS; THENCE ALONG SAID COURSE NO. 1 AND THE LINE OF SAID BETTENCOURT TRACT THE FOLLOWING COURSES AND DISTANCES:

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26TH, SOUTH 38°58' WEST 105 FEET TO AN IRON AXLE, US MONUMENT NO. 2; THENCE

27TH, SOUTH 79°08' WEST 57.8 FEET TO AN IRON AXLE; THENCE

28TH, SOUTH 37°32' WEST 208.1 FEET TO A 3/4 INCH PIPE; THENCE

29TH, SOUTH 54°49' WEST 91.8 FEET TO AN IRON AXLE, US MONUMENT NO. 5; THENCE

30TH, SOUTH 31°30' WEST 187.4 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT NO. 6; THENCE

31ST, AT 1.135 CHAINS TO THE CENTER OF SANJA COTA CREEK AND THE BEGINNING POINT OF THE TRACT FIRST DESCRIBED IN THE DEED TO THE SECRETARY OF THE INTERIOR, RECORDED IN BOOK 92, PAGE 118 OF DEEDS, RECORDS OF SAID COUNTY; THENCE

32ND, SOUTH 67°39' WEST 178.5 FEET TO AN IRON AXLE, US MONUMENT NO. 87 ON THE WEST SIDE OF THE SANJA COTA CREEK; THENCE ALONG THE WEST SIDE OF SAID TRACT 1, DESCRIBED IN SAID DEED TO THE SECRETARY OF THE INTERIOR, BY THE FOLLOWING COURSES AND DISTANCES:

33RD, SOUTH 59°22' WEST 89 FEET TO AN IRON AXLE US MONUMENT NO. 88; THENCE

34TH, SOUTH 76°02' WEST 81.8 FEET TO A 1/4 INCH PIPE US MONUMENT NO. 89 BEARS NORTH 60°27' WEST 4.45 FEET; THENCE

35TH, NORTH 76°54' WEST 246.5 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT NO. 90; THENCE

36TH, SOUTH 2°58' EAST 276 FEET TO AN IRON AXLE, US MONUMENT NO. 91; THENCE

37TH, SOUTH 3°07' WEST 263 FEET TO A 3/4 INCH PIPE, US MONUMENT NO. 92; THENCE
38TH, SOUTH 28°20' WEST 347.8 FEET TO A SPIKE IN THE ROOT OF AN OLD SYCAMORE TREE;
THENCE
39TH, SOUTH 29°02' WEST 281.5 FEET TO AN IRON AXLE, US MONUMENT NO. 94; THENCE
40TH, NORTH 43°22' WEST 53.6 FEET TO A 3 INCH PIPE WITH BRASS CAP, US MONUMENT NO. 95;
THENCE
41ST, SOUTH 37°24' WEST 489.3 FEET TO A 3/4 INCH PIPE, US MONUMENT NO. 96; THENCE
42ND, SOUTH 1°39' EAST 210.6 FEET TO AN IRON AXLE, US MONUMENT NO. 97; THENCE
43RD, SOUTH 17°31' WEST 80.7 FEET TO AN IRON AXLE, US MONUMENT NO. 98; THENCE
44TH, SOUTH 35°21' WEST 170.3 FEET TO AN IRON AXLE, US MONUMENT NO. 99; THENCE
45TH, SOUTH 83°00' WEST 269.8 FEET TO A 3 INCH PIPE FILLED WITH CEMENT, US MONUMENT
NO. 100; THENCE
46TH, SOUTH 3°13' WEST 472.7 FEET TO AN IRON AXLE, US MONUMENT NO. 101; THENCE
47TH, SOUTH 23°29' WEST 134.9 FEET TO AN IRON AXLE, US MONUMENT NO. 102; THENCE
48TH, SOUTH 13°54' EAST 58 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE
SOUTH LINE OF LOT 7 OF SAID TRACT 2 OF THE COLLEGE RANCH, AT THE NORTHEASTERLY
CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ARCHIE M. HUNT, RECORDED
SEPTEMBER 18, 1936 AS INSTRUMENT NO. 7322 IN BOOK 363, PAGE 337 OF OFFICIAL RECORDS;
THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT AS FOLLOWS:

49TH, SOUTH 13°54' EAST 146.6 FEET;

50TH, SOUTH 1°16' EAST 69.5 FEET;

51ST, SOUTH 64°19' WEST 100 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND
DESCRIBED IN THE DEED TO SUSAN B. DAVIDGE, RECORDED DECEMBER 20, 1965 AS INSTRUMENT
NO. 44861 IN BOOK 2133, PAGE 405 OF OFFICIAL RECORDS; THENCE

52ND ALONG THE NORTHEASTERLY LINE OF SAID DAVIDGE TRACT AND THE SOUTHWESTERLY
LINE OF THE LAST MENTIONED HUNT TRACT NORTH 26°11'56" EAST 284.34 FEET TO THE
NORTHEASTERLY CORNER OF SAID DAVIDGE TRACT AND THE SOUTHERLY LINE OF LOT 7 IN
SAID TRACT 2; THENCE

53RD, NORTH 0°15' WEST 562.06 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL PORTIONS THEREOF LYING EAST OF THE CENTERLINE OF SANJA
COTA CREEK, AS THE SAME EXISTED ON APRIL 21, 1892.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF QUITCLAIMED TO THE UNITED STATES
OF AMERICA IN THAT CERTAIN AGREEMENT AND DEED DATED MAY 26, 1937 AND RECORDED
IN BOOK 511, PAGE 363 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN PARCEL ONE DESCRIBED
HEREIN.

DAVIDGE PARCEL

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

ALTA Loan Policy (10-17-92) with ALTA Endorsement - Form 1 Coverage.

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

DEAN G. DAVIDGE AND BARBARA A. DAVIDGE, Trustees of The Davidge Family Trust udt dated November 8, 1999 fbo Dean G. Davidge, as to an undivided 1/3 interest; and

SUSAN BEAUCHAMP DAVIDGE, a single woman, as to an undivided 1/3 interest; and

WILLIAM H. DAVIDGE, Trustee of the William H. Davidge Trust dated July 31, 1978, as to an undivided 1/3 interest

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

The land referred to in this report is situated in the State of California, County of Santa Barbara, and is described in Schedule C attached hereto.

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

1. General and Special Taxes for the fiscal year 2001-2002, a lien not yet payable
Code Area 62-026 ; A.P. No. 141-450-06-00-1
2. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 commencing with
Section 75 of the California Revenue and Taxation Code.
NOTE: The Assessor's records indicate a pending supplemental tax bill.
3. Water rights, claims or title to water whether or not shown by the public records.
4. An Easement for irrigation ditch and county road and incidental purposes as shown on
the map of said tract, over the Northeasterly portion of said land.
5. An Easement affecting a portion of said land for the purposes stated herein, and
incidental purposes
In favor of : SECRETARY OF THE INTERIOR OF THE UNITED
STATES OF AMERICA
For : Ditches, pipes, flumes or other conduits and riparian rights
Recorded : June 9, 1903, in Book 92, Page 118 of Deeds
Affects : The exact location and/or extent of said easement is not
disclosed in the public records.

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

6. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
- | | | |
|-------------|---|---|
| In favor of | : | SECRETARY OF THE INTERIOR OF THE UNITED STATES |
| For | : | Lined open ditch or pipelines |
| Recorded | : | July 12, 1919 in Book 171, Page 529 of Deeds |
| Affects | : | The exact location and/or extent of said easement is not disclosed in the public records. |

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

7. The existence of pole lines, the exact location of which cannot be determined from the record, as evidenced in deeds executed by Santa Ynez Valley Development Company, recorded November 2, 1923 as Instrument Nos. 7689 and 7690 in Book 223, Page 237 and Book 244, Page 233, respectively, of Deeds.
8. The terms and provisions contained in the document entitled "Agreement", executed by and between Harold J. Buell, et ux., and Archie M. Hunt, et ux., recorded December 3, 1923 in Book 225, Page 131 of Official Records.
9. The existence of pumps, pumping plants and equipment located on the most Southerly portion as evidenced in a deed from Harold J. Buell, et ux. to Archie M. Hunt, recorded September 18, 1936 as Instrument No. 7322 in Book 363, Page 337 of Official Records.
10. The terms and provisions contained in the document entitled "Agreement", executed by and between Harold J. Buell, et ux., and Archie M. Hunt, et ux., recorded September 18, 1936 in Book 372, Page 383 of Official Records.
11. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
- | | | |
|-------------|---|---|
| In favor of | : | UNITED STATES OF AMERICA |
| For | : | Pipelines and cement lined ditches, canals and incidental purposes |
| Recorded | : | January 23, 1941, in Book 511, Page 363 of Official Records |
| Affects | : | The exact location and/or extent of said easement is not disclosed in the public records. |

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

12. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded May 10, 1955 in Book 1313, Page 563 of Official Records.

13. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes

In favor of : MISSION INDIAN HOUSING AUTHORITY
For : Water line and incidental purposes
Recorded : May 14, 1990, as Instrument No. 90-032343 of Official Records
Affects : A portion of said land

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

14. The terms and provisions contained in the document entitled "Agreement", executed by and between U.S. Department of the Interior Bureau of Indian Affairs and All Mission Indian Housing Authority, recorded May 14, 1990 as Instrument No. 90-032344 of Official Records.

15. The requirement that an "Acceptance by All Mission Indian Housing Authority" be attached to the deed to be recorded, as required by the Santa Barbara County Recorder.

The requirement that the legal description from the title report be attached to the deed to be recorded, due to illegibility, as required by the Santa Barbara County Recorder. September 18, 1936 in Book 372, Page 383 of Official Records.

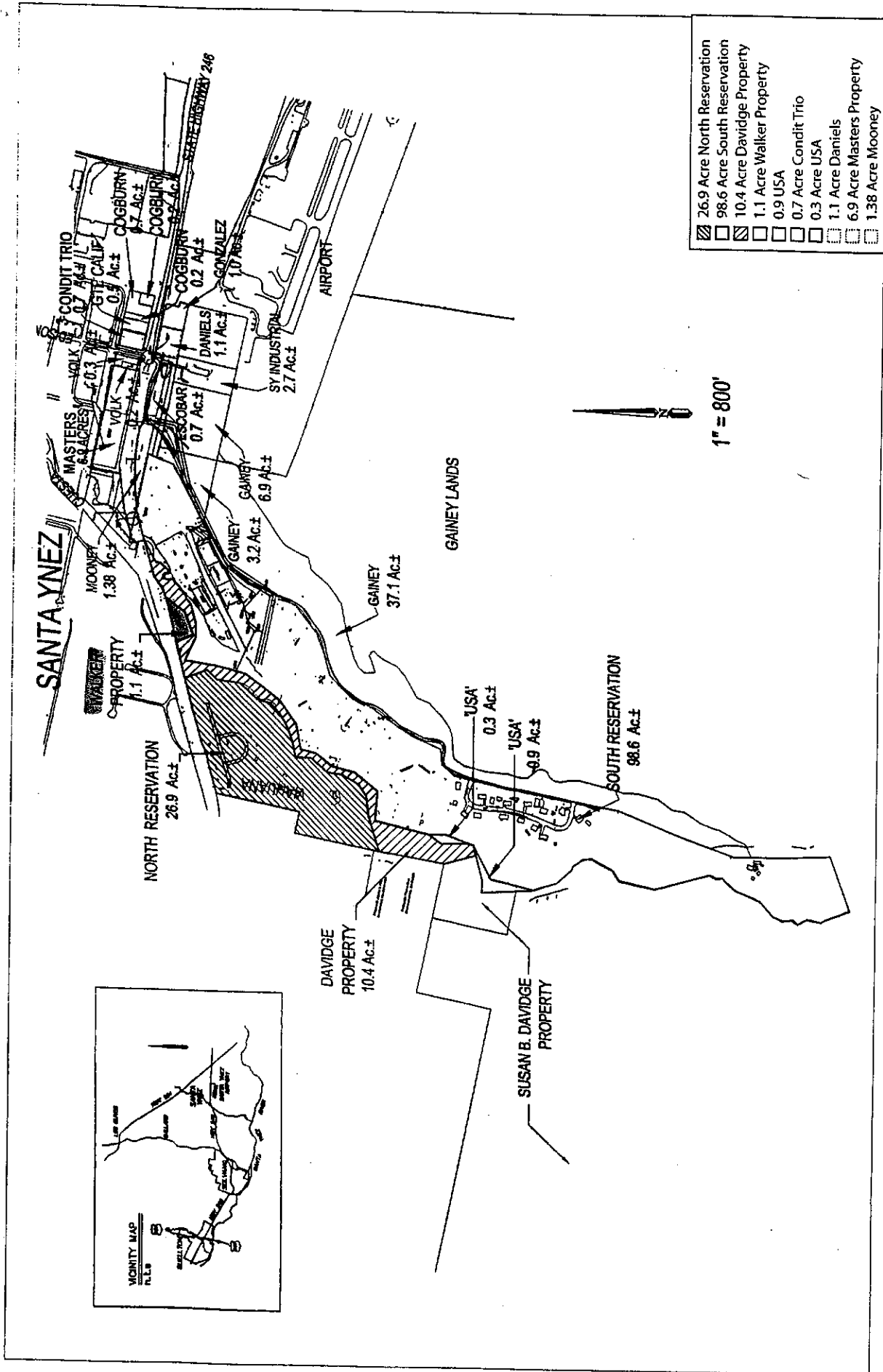
16. The terms and provisions contained in the document entitled "Deed of Easement, executed by and between Wynona H. Gauld and Santa Ynez River Water Conservation District, Improvement District No. 1, recorded November 3, 1994 as Instrument No. 94-081605 of Official Records.

NOTE: No legal description was attached to said document.

17. A lien due the Franchise Tax Board of the State of California, evidenced by Certificate No. 01019646063

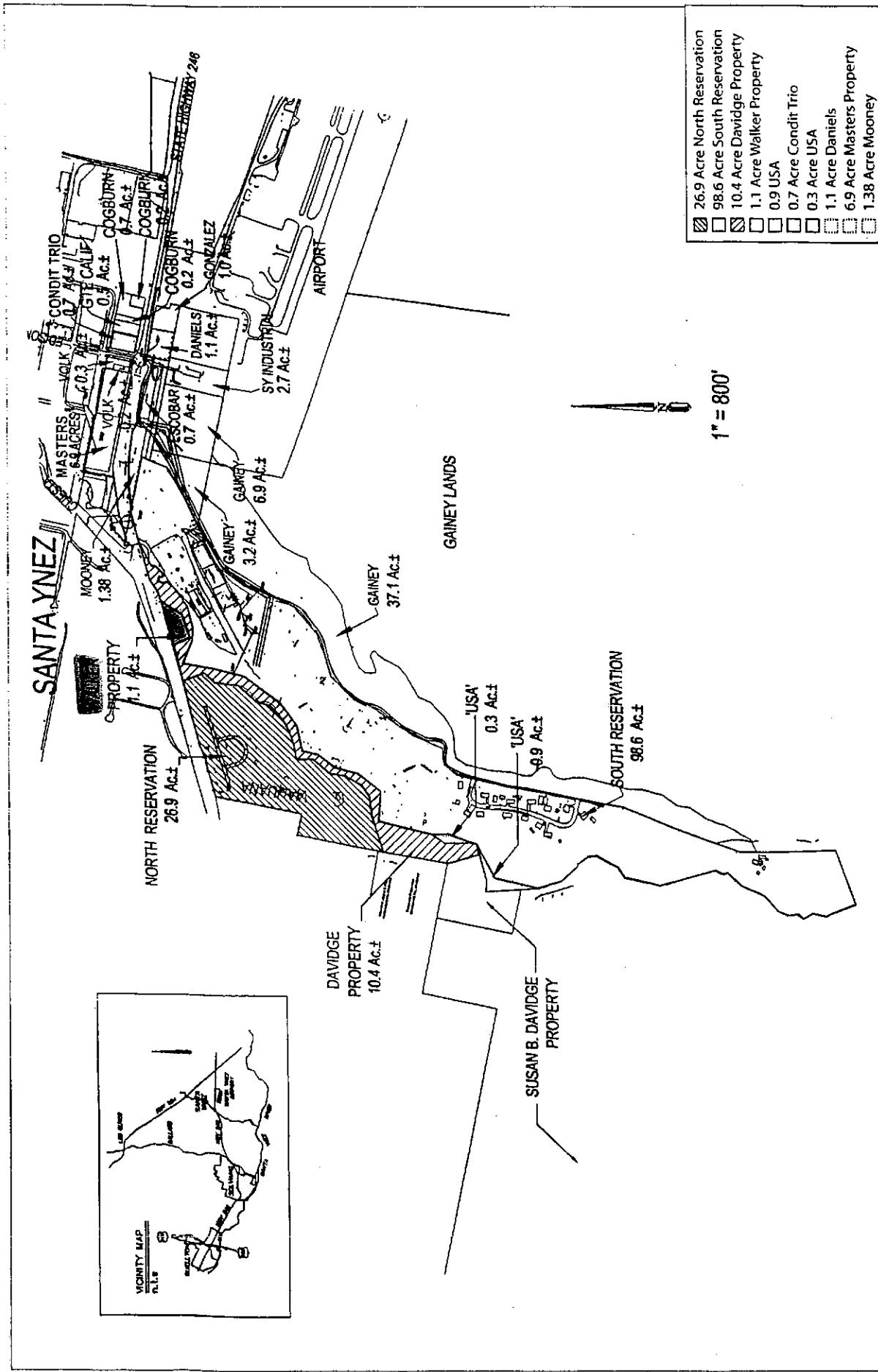
Amount : \$17,664.21 and any other amounts due thereunder.
Debtor : SUSAN B. DAVIDGE
Recorded : February 5, 2001, as Instrument No. 01-0008293, of Official Records.

18. First American Title Insurance Company will require that it be provided a statutory Certification of the Trust disclosed in the vesting herein as set forth in California Probate Code Section 18100.5, together with copies of excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction in the event of any of the following:
- A. The policy requested in the proposed transaction is for a liability in excess of \$1,000,000.00;
 - B. The trust named in the vesting is other than a domestic trust (typically a community real property trust and not a foreign or offshore trust);
 - C. The trustee of trustees executing the documents are not the same parties as set out in the original trust document as shown in the vesting herein.
19. An ALTA/ACSM Land Title Survey Job No. 375.05 dated November 5, 2001 by John L. Wallace & Associates:
- A. Flowline of drainage course:
Affects: Northerly portion of said land.
 - B. 1.8 foot barb wire fence encroachment over adjacent land
 - C. 0.2 foot barb wire fence encroachment over adjacent land
 - D. Barb wire fence over said land
Affects: 0.9' Southerly over the Northerly portion of said land
0.4' Southerly over the Northerly portion of said land
0.6' Southerly over the Northerly portion of said land
 - E. Dirt trails and dirt bike trails:
Affects: Center portions of said land
 - F. Wood fence and swimming pool over said land by others:
Affects: Center portion of said land
 - G. Building and wood deck over said land by others
Affects: 19.1' over the center portion of said land
 - H. Mobile home and car port
Affects: Portion of said land
 - I. Shed
Affects: Center portions of said land
 - J. Overhead electric lines
Affects: Center portion of said land
 - K. Overhead telephone lines
Affects: Center portion of said land
 - L. Paved road and driveway
Affects: Center portions of said land
 - M. Drop inlet
Affects: Center portion of said land



Santa Ynez Reservation / 201/543
Figure 1
 Tribal Properties

EXHIBIT "3"



Source: John L. Wallace & Associates, ALES, 2001
Figure 1
 Tribal Properties

By Certified Mail – Return Receipts Requested

7002 2410 0005 0970 5066
California State Clearinghouse
Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

7002 2410 0005 0970 5073
Honorable Gray Davis
Office of the Governor
State Capitol Building
Sacramento, California 95814

7002 2410 0005 0970 5080
Mr. D. Robert Shuman
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building
Sacramento, California 95814

7002 2410 0005 0970 5097
Honorable Barbara Boxer
District Office
750 B. Street, Suite 2240
San Diego, California 92101

7002 2410 0005 0970 5103
Honorable Diane Feinstein
District Office
750 B. Street, Suite 1030
San Diego, California 92101

7002 2410 0005 0970 5110
Mr. James Peterson
District Director
Office of the U.S. Senator Feinstein
750 "B" Street, Suite 1030
San Diego, California 92101

7002 2410 0005 0970 5127
Honorable Ed Andrisek
City of Solvang
1644 Oak Street
Solvang, California 93464

7002 2410 0005 0970 5134
Honorable Harriet Miller
Santa Barbara City Hall
P. O. Box 1990
Santa Barbara, California 93101

7002 2410 0005 0970 5141
Honorable Lois Capps
U. S. House of Representatives
1428 Chapalla Street
Santa Barbara, California 93101

7002 2410 0005 0970 5158
Honorable Neil Jones
City of Buellton
140 W. Highway 246
Buellton, California 93427

7002 2410 0005 0970 5165
Honorable Gail Marshall
Third Supervisorial District
105 E. Annapamu Street
Santa Barbara, California 93101

7002 2410 0005 0970 5172
Ms. Sara J. Drake
Deputy Attorney General
State of California – Department of Justice
P.O. Box 94244
Sacramento, California 9244-2550

7002 2410 0005 0970 5189
Mr. William F. Brown, Jr.
Chief of Police, Lompoc Police Department
107 Civic Center Plaza
Lompoc, California 93436

7002 0860 0001 0981 3700
Chief Warner McGrew
Fire Department, City of Santa Barbara
121 W. Carrillo Street
Santa Barbara, California 93101

7002 0860 0001 0981 3649
Mr. Camerino Sanchez
Chief Police, Santa Barbara Police Department
215 E. Figueroa Street
Santa Barbara, California 93101

7002 0860 0001 0981 3656
Lieutenant Mal Parr
Sheriff's Department
P.O. Box 156
Buellton, California 93427

7002 0860 0001 0981 3663
Mr. Phil Demery
Director of Public Works
County of Santa Barbara
Santa Barbara, California 93101

7002 0860 0001 0981 3670
Ms. Beth Hannon
City Hall, Planning Department
P.O. Box 1990
Santa Barbara, California 93101

7002 0860 0001 0981 3687
Ms. Joni Gray, Chairperson
County Board of Supervisors
District Office, Santa Barbara County
401 E. Cypress Avenue
Lompoc, California 93436

7002 0860 0001 0981 3694
Ms. Bonnie A. Ottoman
General Manager
Santa Ynez Community Services District
P.O. Box 667
Santa Ynez, California 93460

7002 0860 001 0981 3717
Mr. Kenneth Pettit
Santa Barbara County Assessor's Office
105 E. Annapamu Street, #204
Santa Barbara, California 93102

7002 0860 0001 0981 3724
Ms. Brenda Tomaras
California Indian Legal Services
609 South Escondido
Escondido, California 92025

7002 0860 0001 0981 3731
Ms. Maryann Martin
Augustine Band of Cahuilla Mission Indians
P.O. Box 846
Coachella, California 92236

7002 0860 0001 0981 3748
Mr. Clifford M. LaChappa, Sr.
Barona Group of Capitan Grande Band
Of Mission Indians
1095 Barona Road
Lakeside, California 92040

7002 0860 0001 0981 3533
Ms. Eugenia Nogales
Spokesperson
Cahuilla Band of Mission Indians
P.O. Box 391760
Anza, California 92539

7002 0860 0001 0981 3540
Mr. Ralph Goff, Chairman
Campo Band of Diegueno Mission Indians
36190 Church Rd., Suite 1
Campo, California 91906

7002 0860 0001 0981 3557
Mr. Harlan Pinto, Jr., Chairman
Ewiiapaayp Band of Kumeyaay Indians
P.O. Box 2240
Alpine, California 91903-2250

7002 0860 0001 0981 3564
Ms. Rebecca Osuna, Chairperson
INAJA & COSMIT
1040 East Valley Parkway, Unit A
Escondido, California 92025

7002 0860 0001 0981 3571

Mr. Kenneth Meza, Jr.

Chairman

Jamul Indian Village

P.O. Box 612

Jamul, California 91935

7002 0860 0001 0981 3588

Ms. Wendy Schlater

Chairperson

La Jolla Band of Luiseno Indians

22000 Highway 76

Pauma Valley, California 92061

7002 9860 0001 0981 3595

Ms. Gwendolyn Parada

La Posta Band of Diegueno Mission Indians

P.O. Box 1120

Boulevard, California 91905

7002 0860 0001 0981 3601

Ms. Catherine Saubel

Los Coyotes Band of Cahuilla Mission Indians

P.O. Box 189

Warner Springs, California 92086

7002 0860 0001 0981 3618

Ms. Charlene Siford

Mesa Grande Band of Diegueno Mission Indians

P.O. Box 270

Santa Ysabel, California 92070

7002 0860 0001 0981 3625

Mr. Maurice Lyons

Morongo Band of Cahuilla Indians

11581 Potrero Road

Banning, California 92220

7002 0860 0001 0981 3632

Mr. Robert Smith

Pala Band of Luiseno Mission Indians

P.O. Box 50

Pala, California 92070

7000 1530 0000 9783 5341

Mr. Christobal C. Devers

Chairman

Pauma & Yuima

P.O. Box 369

Pauma Valley, California 92061

7002 0860 0001 0981 3755

Mr. Mark Macarro

Chairman

Pechanga Band of Mission Indians

P.O. Box 1477

Temecula, California 92593

7002 0860 0001 0981 3762

Mr. Manuel Hamilton

Chairman

Ramona Band of Cahuilla Mission Indians

P.O. Box 391372

Anza, California 92539

7002 0860 0001 0981 3779

Mr. John Currier

Chairman

Rincon Band of Luiseno Mission Indians

P.O. Box 68

Valley Center, California 92082

7002 0860 0001 0981 3786

Mr. Deron Marquez

Chairman

San Manuel Band of Serrano Mission Indians

P.O. Box 266

Patton, California 92369

7002 0860 0001 0981 3793

Mr. Allen Lawson

Spokesperson

San Pasqual Band of Diegueno Mission Indians

P.O. Box 365

Valley Center, California 92082

7002 0860 0001 0981 3809

Ms. Christina Arzate

Chairperson

Santa Rosa Band of Cahuilla Mission Indians

P.O. Box 390611

Anza, California 92539

7002 0860 0001 0981 3816
Mr. Vincent Armenta
Chairman
Santa Ynez Band of Chumash Mission Indians
P.O. Box 517
Santa Ynez, California 93460

7002 0860 0001 0981 3823
Mr. Johnny Hernandez, Jr.
Spokesman
Santa Ysabel Band of Diegueno Mission Indians
P.O. Box 130
Santa Ysabel, California 92070

7002 0860 0001 0981 3830
Mr. Robert Salgado
Spokesman
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, California 92581

7002 0860 0001 0981 3847
Mr. Daniel Tucker
Spokesman
Sycuan Band of Diegueno Mission Indians
5459 Dehesa Road
El Cajon, California 92021

7002 0860 0001 0981 3854
Mr. Raymond Torres
Chairman
Torres-Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, California 92274

7002 0860 0001 0981 3861
Mr. Dean Mike
Spokesman
Twenty-Nine Palms Band of Mission Indians
46-200 Harrison Place
Coachella, California 92236

7002 0860 0001 0981 3878
Mr. Anthony Pico
Chairman
Viejas (Baron Long) Group of Capitan Grand Band of
Mission Indians
P.O. Box 908
Alpine, California 91903

7002 0860 0001 0981 3885
Mr. Charles Jackson
Co-Chair
The Santa Ynez Valley Concerned Citizens
P.O. Box 244
Santa Ynez, California 93460

7002 0860 0001 0981 3892
Ms. Marlene F. Demery
City Manager
City of Solvang
P.O. Box 107
Solvang, California 93463

7002 0860 0001 0981 3908
Mr. R. MacDonald
3521 Tivola Street
Santa Ynez, California 93460

7002 0860 0001 0981 3915
Ms. Chantel Saipe, Tribal Liaison
Chief Administrative Office
County of San Diego
1600 Pacific Highway, Room 212
San Diego, California 92101-2472

Regular Mail:

Bureau of Indian Affairs, Pacific Region
2800 Cottage Way
Sacramento, California 95825