



IN REPLY REFER TO:

United States Department of the Interior

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

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, 151.11, notice is given of the amended application filed by the Sycuan Band of Diegueno Mission Indians of California to have real property accepted "into trust" for said applicant by the United States of America. The determination whether to acquire this property "in trust" will be made in the exercise of discretionary authority which is vested in the Secretary of the Interior, 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 assessment, 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:

Sycuan Band of Diegueno Mission Indians of California

Legal Land Description/Site Location:

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

Parcel 1 of Parcel Map No. 12475, in the County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, December 16, 1982 as instrument no. 82-38467 of Official Records.

APN: 513-110-14-00

Project Description/Proposed Land Use:

The project involves the acquisition of 12.04 acres into trust for the Sycuan Band of Diegueno Mission Indians. The subject parcel is located approximately 800 feet from the northeast corner of the Sycuan Reservation.

The Sycuan Band of Diegueno Mission Indians of California proposes to use 12.04 acres for the development of a light commercial building, which will provide space for lease for appropriate businesses.

Current Uses/Taxes and Zoning:

The current use is zoned light commercial.

The parcel is currently assessed real property taxes for Fiscal Year 2002-2003 in the amount of \$11,859.32.

The supplemental taxes for Fiscal Year 2002-2003 are in the amount of \$4,205.75.

Existing Easements/Encumbrances:

Please refer to Exhibit "1" for encumbrances.

Supplemental Data:

See Attached Exhibit "2" Parcel Map

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 the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the 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 Kevin Bearquiver, Regional Realty Specialist, at (916) 978-6069.

Enclosures

Exhibit "1"

Exhibit "2"

Dated as of August 1, 2003 at 7:30 A.M.

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

To be determined

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

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

Sycuan Band of Diegueno Mission Indians

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

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

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

1. General and special taxes and assessments for the fiscal year 2003-2004, a lien not yet due or payable.

2. Supplemental taxes for the fiscal year 2002-2003 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: \$3,614.21, Paid
Penalty: \$361.42
Second Installment: \$3,614.21, Defaulted
\$4,453 due 8/31/03
Tax Rate Area: 67007
A. P. No.: 819-119-70-71

3. Supplemental taxes for the fiscal year 2002-2003 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: \$295.77, Paid
Penalty: \$29.58
Second Installment: \$295.77, Defaulted
\$See above for amount due
Tax Rate Area: 67007
A. P. No.: 809-119-70-80

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
 5. Rights of the public in and to that portion of the land lying within Old Survey no. 59, Road Surveys no. 227, 401 and 631.
 6. An easement for public utilities and incidental purposes, recorded June 6, 1940 as book 1042, page 45 of Official Records.
In Favor of: the San Diego Consolidated Gas & Electric Company, a corporation, its successors and assigns
Affects: A portion of the herein described property.
 7. An easement for public utilities and incidental purposes, recorded June 6, 1940 as book 1045, page 11 of Official Records.
In Favor of: the San Diego Consolidated Gas & Electric Company, a corporation, its successors and assigns
Affects: A portion of the herein described property.
 8. An easement for County Highway (Road Survey 631) and incidental purposes, recorded February 26, 1942 as book 1303, page 472 of Official Records.
In Favor of: the County of San Diego
Affects: A portion of the herein described property.
- Said instrument also grants to the County of San Diego the privilege and right to extend drainage structures and excavation and embankment slopes beyond the limits of the above described right of way where required for the construction and maintenance of said County Highway.
9. 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 February 26, 1942 as book 1303, page 472 of Official Records.
 10. An easement for public utilities and incidental purposes, recorded March 24, 1947 as book 2371, page 123 of Official Records.
In Favor of: the San Diego Gas & Electric Company, a corporation, its successors and assigns
Affects: A portion of the herein described property.
 11. An easement for public utilities and incidental purposes, recorded September 23, 1963 as file no. 169838 of Official Records.
In Favor of: the San Diego Gas and Electric Company, a corporation, its successors and assigns
Affects: A portion of the herein described property.
 12. An easement for road and public utilities and incidental purposes, recorded October 23, 1963 as instrument no. 192397 of Official Records.
In Favor of: Various parties of record
Affects: A portion of the herein described property.

Said easement has been conveyed or reserved in various other instruments of record.

13. The terms and provisions contained in the document entitled "Declaration of Covenants for Street Improvements" recorded November 9, 1981 as instrument no. 81-355461 of Official Records.
14. An easement for flowage and incidental purposes, recorded December 6, 1982 as instrument no. 82-373543 of Official Records.
In Favor of: San Diego County Flood Control District, Zone III, its successors and assigns
Affects: A portion of the herein described property.
15. The terms and provisions contained in the document entitled "Covenant of Improvement Requirements" recorded December 6, 1982 as instrument no. 82-373546 of Official Records.
16. Any and all offers of dedication, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description.
17. The fact that said land may be subject to inundation, as disclosed by parcel map no. 12475.
18. An easement for public utilities and incidental purposes, recorded February 22, 1983 as instrument no. 83-055182 of Official Records.
In Favor of: San Diego Gas & Electric Company, a corporation
Affects: All roads, whether shown, proposed, existing and/or irrevocably dedicated, on parcel map no. 12475.

The location of the easement cannot be determined from record information.

INFORMATIONAL NOTES

1. Taxes for proration purposes only for the fiscal year 2002-2003.
First Installment: \$5,929.66, Paid
Second Installment: \$5,929.66, Paid
Tax Rate Area: 67007
APN: 513-110-14-00

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

PARCEL MAP NO. 12475

SHEET 1 OF 3 SHEETS

PARCEL MAP OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, S. 41N, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LEGEND:

- 1) UNIMPROVED TRACTS
- 2) UNIMPROVED TRACTS WITH CHANGES
- 3) UNIMPROVED TRACTS WITH CHANGES AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, S. 41N, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

NOTES:

1. EXISTING TRACTS, UNIMPROVED TRACTS AND UNIMPROVED TRACTS WITH CHANGES ARE SHOWN AS DOTTED LINES.
2. UNIMPROVED TRACTS WITH CHANGES ARE SHOWN AS SOLID LINES.
3. UNIMPROVED TRACTS WITH CHANGES AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, S. 41N, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ARE SHOWN AS SOLID LINES WITH A DOTTED CENTER LINE.

NEED FOR IMPROVEMENTS:

THE ABOVE DESCRIBED TRACTS ARE UNIMPROVED TRACTS AND ARE SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. THE ABOVE DESCRIBED TRACTS ARE SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. THE ABOVE DESCRIBED TRACTS ARE SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

BASIS OF BEARINGS:

THE BEARINGS OF THE LINES SHOWN ON THIS MAP ARE BASED ON THE NORTH SIDER OF THE MERIDIAN OF GREENWICH.

STATEMENT OF ENGINEER:

I, R. J. HANSMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY, STATE THAT THIS PARCEL MAP COMES INTO COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS PARCEL MAP COMES INTO COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATE: 12-15-2015

BY: R. J. HANSMAN, COUNTY ENGINEER

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF: [Name]

DATE: 12-15-2015

BY: [Name], COUNTY ENGINEER

FILE NO. 22-37927

DAY OF DATE: 19th

AT: 10:00 AM

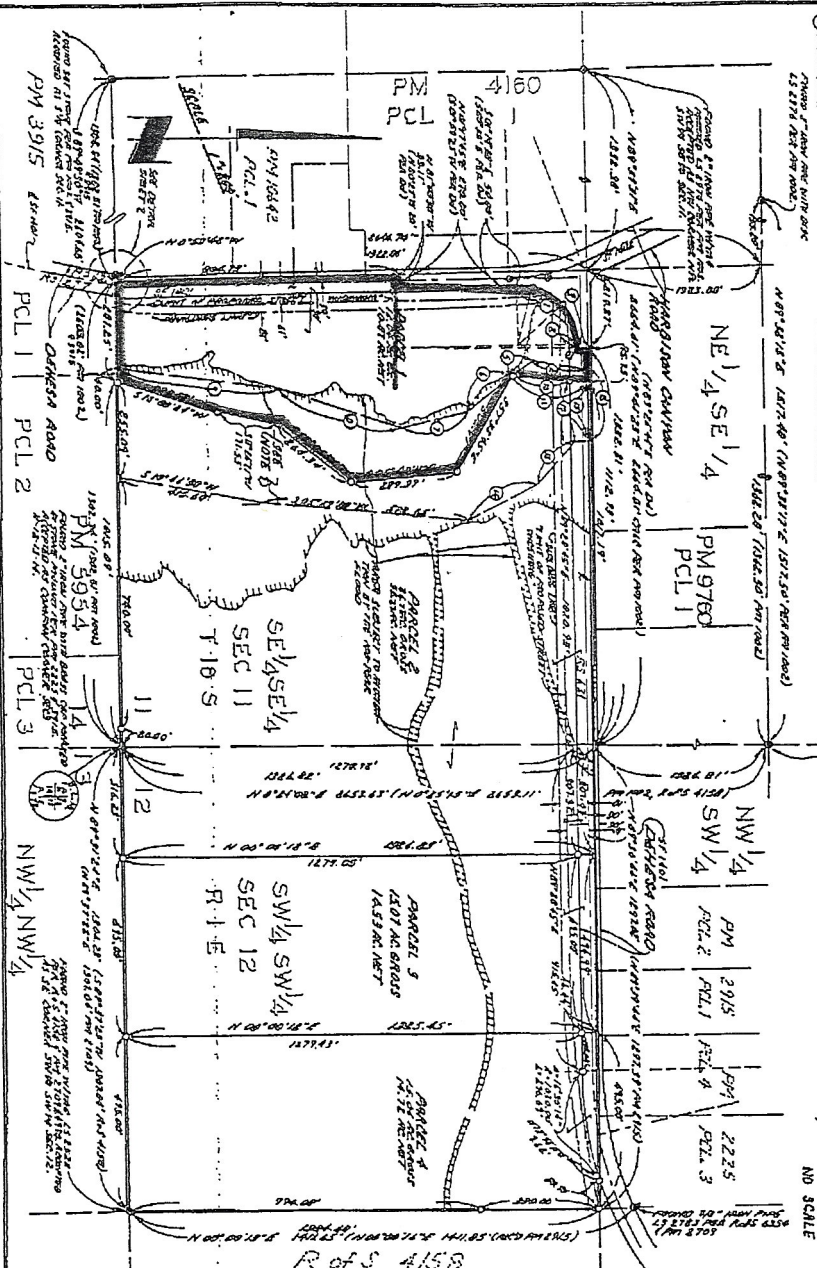
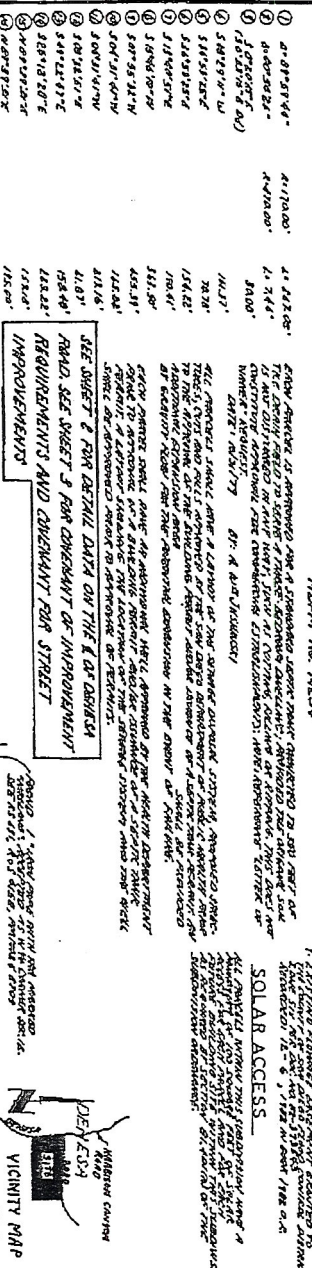
IN BOOK OF PARCEL MAPS AT PAGE 224-015

AT THE REQUEST OF: [Name]

VITAL L. YLIE
COUNTY RECORDER

DEPUTY COUNTY RECORDER

COUNTY TM 12475



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.