

MW # 1031



IN REPLY REFER TO
Division of FTT

United States Department of the Interior

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

SEP 14 2015

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Distribution List:

Enclosed is a copy of our notice of an application seeking acceptance of title to real property “in trust” by the United States of America for the United Auburn Indian Community of the Auburn Rancheria of California.

Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Parts 151.10 and 151.11. We are seeking your comments regarding the proposed trust land acquisition in order to obtain sufficient data that would enable an analysis of the potential impacts on local government, which may result from the removal of the subject property from the tax roll and local jurisdiction. Pertinent information regarding the proposal is included in the enclosure.

Sincerely,

Regional Director

Enclosure



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United States Department of the Interior

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

SEP 14 2015

Notice of (Non-Gaming) Land Acquisition Application

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 Auburn Rancheria 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:

United Auburn Indian Community of the Auburn Rancheria of California

Legal Land Description/Site Location:

The land described herein is situated in the, State of California, County of Placer, unincorporated area, and is described as follows:

That certain parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 21, Township 12 North, Range 8 East, M.D.M., and being described as Parcel 26, as shown and designated on the map entitled "Auburn Indian Rancheria" filed for record December 21, 1960 in Book 1 of Surveys at Page 85, Placer County Records.

APN: 040-310-001-510 and 040-310-001-520

This parcel is located within the City of Auburn in unincorporated Placer County. The parcels are situated in the southwest corner of the historic Auburn Rancheria, at the intersection of Indian Rancheria Road and Indian Hill Road. Surrounding land uses include open space to the east, a community part within the historic Auburn Rancheria to the north, the Grand Oaks housing development to the west and an office complex containing UAIC Tribal governmental offices and the UAIC School immediately to the south across Indian Hill Road.

Project Description/Proposed Land Use:

The subject property consists of two (2) parcels, APN(s) 040-310-001-510 and 040-310-001-520, containing approximately 0.43 acres which are located at 10810 Indian Hill Road. The subject parcels include two structures and a small paved parking lot. The main building is used as a church (Crossroads Fellowship Assembly of God) and the smaller structure, a utility shed, is used as storage space for the church. The paved parking lot provides parking for approximately eleven (11) vehicles, including one space designated for handicap parking. This property also includes a fenced lawn and a children's playground.

The property has been used by tribal members as a place of worship since the early 20th century. Under this proposed action the tribe does not anticipate any additional development or change in land use.

See Exhibits for parcel/site maps

Current Use/Taxes and Zoning:

APN: 040-310-001-510 \$ 0.00

APN: 040-310-001-520 \$260.30

Total \$260.30

Existing Easements/Encumbrances:

Refer to Exhibit "A" 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 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 Joyce Coleman, Realty Specialist, at (916) 978-6059.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy H. Luttschko".

Regional Director

Enclosure: Schedule B
Maps

cc: Distribution List

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7013 2630 0001 5557 5677
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara J. Drake, Deputy Attorney General – 7013 2630 0001 5557 5684
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Joe Dhillon – 7013 2630 0001 5557 5691
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, CA 95814

Office of US Senator Feinstein – 7013 2630 0001 5557 5707
One Post Street, Suite 2450
San Francisco, CA 94104

Placer County Treasurer/Tax Collector – 7013 2630 0001 5557 5714
2976 Richardson Dr.
Auburn, CA 95604

Placer County Planning Department – 7013 2630 0001 5557 5721
3091 County Center Dr.
Auburn, CA 95603

Placer County Department of Public Works – 7013 2630 0001 5557 5738
3091 County Center Drive, Ste. 220
Auburn, CA 95603

Placer County Board of Supervisors - 7013 2630 0001 5557 5745
175 Fulweiler
Auburn, CA 95603

Placer Co. Fire Chief – 7013 2630 0001 5557 5752
13760 Lincoln Way
Auburn, CA 95603

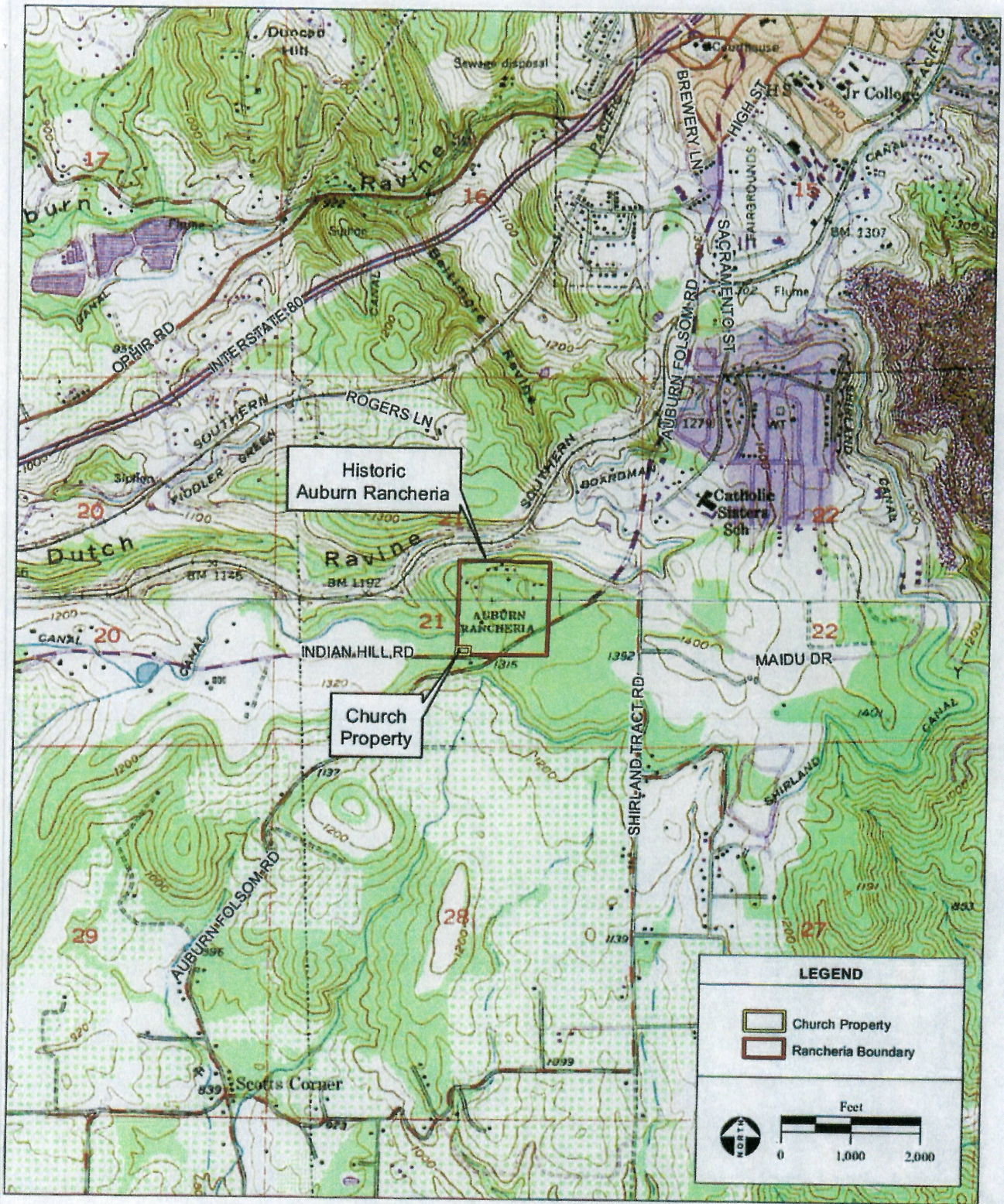
Placer County Sheriff/Coroner/Marshal – 7013 2630 0001 5557 5769
2929 Richardson Drive
Auburn, CA 95603

Kevin Yount, Transportation Planner – 7013 2630 0001 5557 5776
Caltrans – District 3
Div. of Planning and Local Assistance
703 B Street
Marrysville, CA 95901

Regular Mail:

Gene Whitehouse, Chairman
Auburn Rancheria
10720 Indian Hill Road
Rocklin, CA 95603

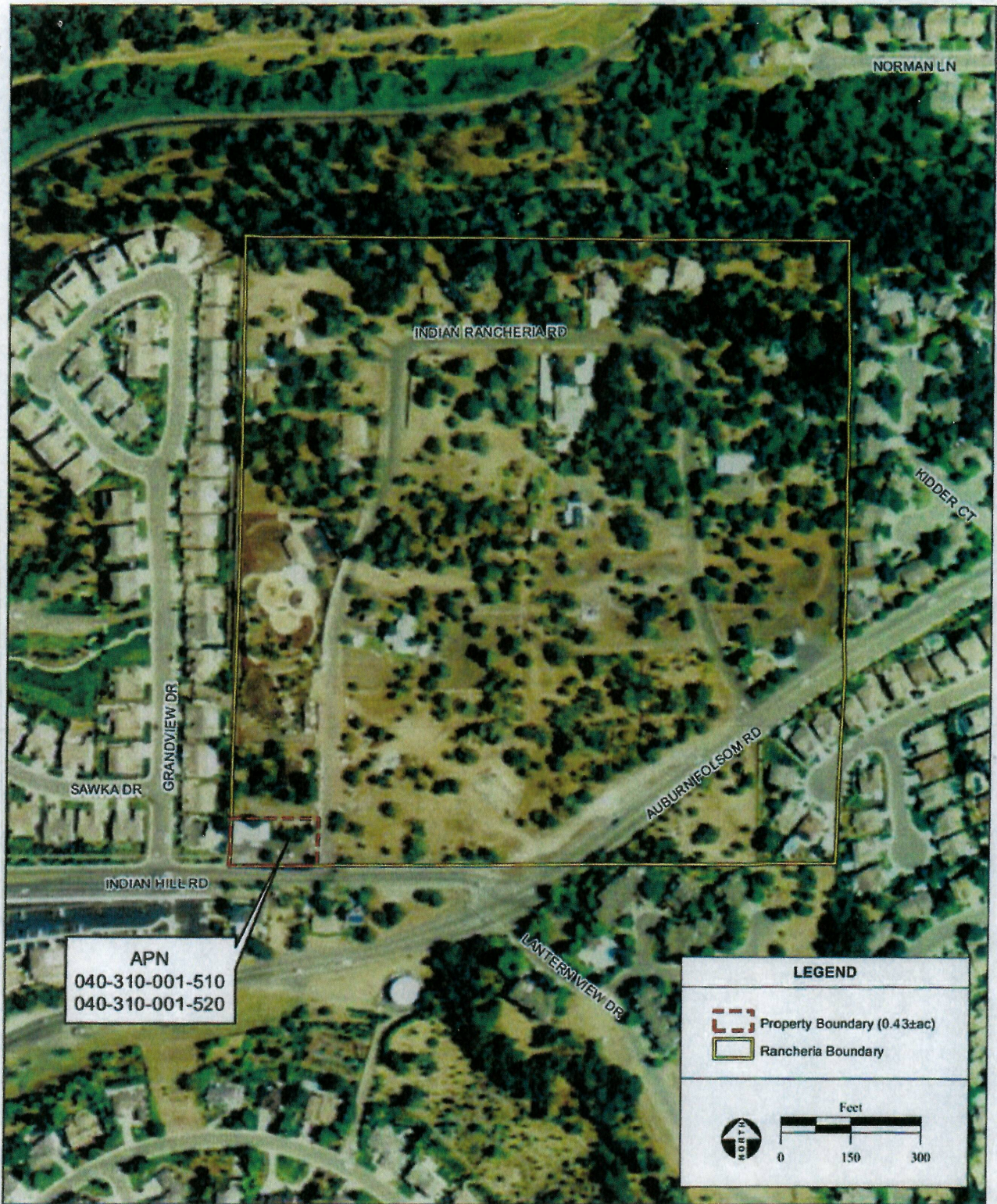
Superintendent
Bureau of Indian Affairs
Central California Agency
650 Capitol Mall
Sacramento, CA 95814



SOURCE: "Auburn, CA" & "Pilot Hill, CA" USGS 7.5 Minute Topographic Quadrangles, Section 21, T12N, R8E, Mt. Diablo Baseline & Meridian

UAIC Church Property Fee-To-Trust Application ■

Figure 1-A
Site and Vicinity



SOURCE: USDA FSA Aerial Photograph, 7/3/2009

UAIC Church Property Fee-To-Trust Application ■

Figure 1-B
Aerial Photograph

Order No. 102-41981
AMEND Version 2

Schedule A

1. Effective Date: November 20, 2014 at 7:30 a.m.

2. Policy or Policies to be Issued:

ALTA USA Policy

Liability

\$44,880.00

Premium

\$550.00

Proposed Insured:

3. The interest in the land described or referred to in this Commitment and covered herein is:

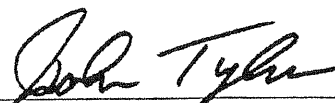
A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

UNITED AUBURN INDIAN COMMUNITY OF THE AUBURN RANCHERIA, A FEDERALLY RECOGNIZED
TRIBE

5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HEREIN



Authorized Officer or Agent

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

Order No. 102-41981
Version 2
AMEND

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 8 EAST, M.D.M., AND BEING DESCRIBED AS PARCEL 26, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "AUBURN INDIAN RANCHERIA" FILED FOR RECORD DECEMBER 21, 1960 IN BOOK 1 OF SURVEYS AT PAGE 85, PLACER COUNTY RECORDS.

APN: 040-310-001-510 AND 040-310-001-520

Order No. 102-41981
AMEND Version 2

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met and completed to the satisfaction of the Company before its Policy of Title Insurance will be issued:

**SCHEDULE B - SECTION II
STANDARD 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. 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 of record for value the estate or interest or mortgage thereon covered by this Commitment.
- B. **STANDARD EXCEPTIONS:**
- (1) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
 - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
 - (3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
 - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
 - (5) (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
 - (6) Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
 - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

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**SCHEDULE B - SECTION II
SPECIAL EXCEPTIONS**

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

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

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2014-2015:
1ST INSTALLMENT: \$130.15 PAID
2ND INSTALLMENT: \$130.15 OPEN
ASSESSED VALUATIONS:
LAND: \$0.00
IMPROVEMENTS: \$22,991.00
EXEMPTION: \$0.00
PARCEL NO.: 040-310-001-520
CODE AREA: 056-063
ASSESSMENT NO.: N/A

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10.
SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.
8. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS continued

OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.

9. ANY TAXES OR ASSESSMENTS LEVIED BY:
 - A. PLACER COUNTY WATER AGENCY

10. AN EASEMENT OVER SAID LAND FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED JANUARY 15, 1894, AS BOOK 63, PAGE 324 OF DEEDS.

AFFECTS: A SOUTHERLY PORTION

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

11. AN EASEMENT OVER SAID LAND FOR ANCHORS AND INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IN DEED RECORDED MAY 27, 1927, AS BOOK 238, PAGE 351, OFFICIAL RECORDS.

AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

12. THE FOLLOWING MATTERS AS DISCLOSED BY MAP FILED DECEMBER 21, 1960, IN BOOK 1 OF SURVEYS, PAGE 85, OFFICIAL RECORDS:
 - A. POWER POLE AND ANCHOR EASEMENT AFFECTS A NORTHEASTERLY PORTION
 - B. WATER MAIN EASEMENT AFFECTS A CENTRAL PORTION

13. THE TERMS, CONDITIONS, PROVISIONS, LIENS AND ASSESSMENTS AS CONTAINED IN THE DOCUMENT ENTITLED "ARTICLES OF ASSOCIATION", EXECUTED BY WHITE OAK RIDGE ASSOCIATION, DATED FEBRUARY 01, 1961, RECORDED OCTOBER 02, 1961, AS BOOK 893, PAGE 56, OFFICIAL RECORDS.

14. THE FOLLOWING MATTERS AS DISCLOSED BY MAP FILED MARCH 04, 2008, IN BOOK 20 OF SURVEYS, PAGE 25, OFFICIAL RECORDS:
 - A. WATERLINE EASEMENT AFFECTS A CENTRAL PORTION, AS SHOWN THEREON

15. RIGHTS OF TENANTS IN POSSESSION, INCLUDING ANY UNRECORDED LEASES AND/OR SUBLEASES AFFECTING THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY OFF-RECORD INFORMATION.

16. THIS COMPANY WILL REQUIRE THE FOLLOWING FROM UNITED AUBURN INDIAN

SCHEDULE B - SECTION II
EXCEPTIONS continued

COMMUNITY OF THE AUBURN RANCHERIA IN ORDER TO ISSUE ANY INSURANCE REGARDING THIS PROPERTY:

- 1) EXECUTED AGREEMENT FOR SERVICES REGARDING WAIVER OF SOVEREIGN IMMUNITY AND CONSENT TO JURISDICTION AND VENUE
- 2) A COPY OF CHARTER OR CONSTITUTION WITH CURRENT AMENDMENTS
- 3) A COPY OF THE CURRENT BY-LAWS
- 4) A RESOLUTION AUTHORIZING THE SPECIFIC ACTIONS TO BE TAKEN IN THIS TRANSACTION, INCLUDING PARTY TO EXECUTE AND CAPACITY
- 5) CONSENT OF THE BUREAU OF INDIAN AFFAIRS
- 6) ESTABLISHMENT OF THE CORRECT FULL NAME OF THE TRIBE AND EVIDENCE THAT IT IS A FEDERALLY RECOGNIZED INDIAN TRIBE

17. UNDERWRITING APPROVAL MUST BE OBTAINED PRIOR TO CLOSE OF ESCROW.

***** SPECIAL INFORMATION *****

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN: NONE

*** LENDER'S SUPPLEMENTAL ADDRESS REPORT:

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY:

PLACER TITLE COMPANY STATES THAT THE HEREIN DESCRIBED PROPERTY IS A CHURCH AND THAT THE PROPERTY ADDRESS IS:

10801 AUBURN FOLSOM ROAD, AUBURN, CA 95603

*** NOTICE REGARDING FUNDS DEPOSITED IN ESCROW:

CALIFORNIA INSURANCE CODE SECTION 12413.1 REGULATES THE DISBURSEMENT OF ESCROW AND SUB-ESCROW FUNDS BY TITLE COMPANIES. THE LAW REQUIRES THAT FUNDS BE DEPOSITED IN THE TITLE COMPANY ESCROW ACCOUNT AND AVAILABLE FOR WITHDRAWAL PRIOR TO DISBURSEMENT. FUNDS DEPOSITED WITH THE COMPANY BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED WITH THE COMPANY

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

Order No. 102-41981
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SCHEDULE B - SECTION II
EXCEPTIONS continued

VIA CASHIER'S OR TELLER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY AFTER THE DAY OF DEPOSIT.

NOTE: IF A CASHIERS CHECK IS ISSUED PAYABLE TO THE ACCOUNT HOLDER OR PARTY TO THE ESCROW RATHER THAN THE TITLE COMPANY ITSELF, AN ENDORSEMENT/SIGNATURE GUARANTEE OF THE PAYEE FROM THE ISSUING BANK IS NECESSARY. IF THIS GUARANTEE IS NOT RECEIVED ON THE CASHIERS CHECK YOU RISK DELAYS IN CLOSING IF THE CHECK IS RETURNED FOR REASONS OF INVALID ENDORSEMENT BY THE BANK.

IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

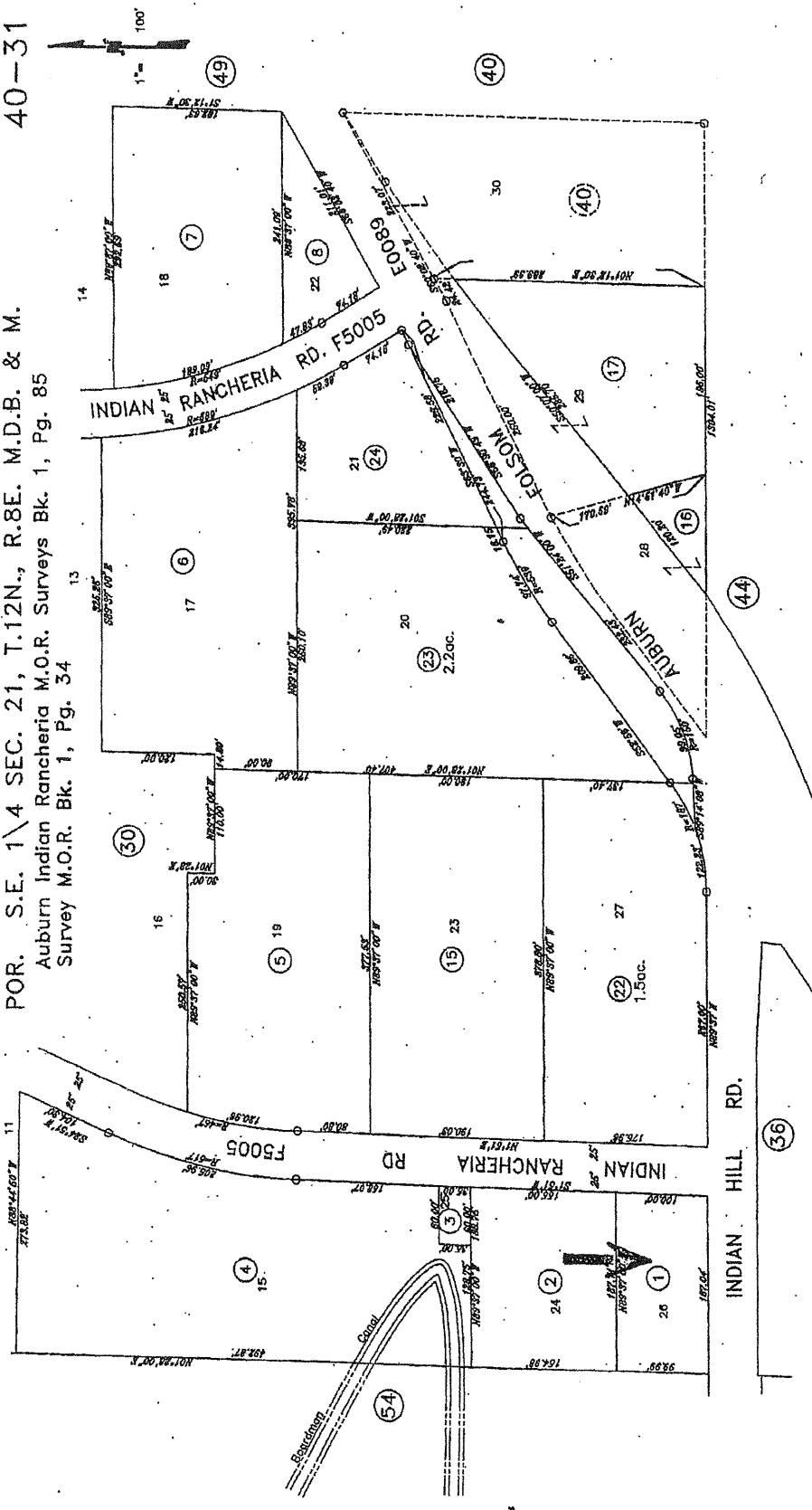
*** NOTE: THE FOLLOWING UNDERWRITER HAS BEEN SELECTED FOR THIS TRANSACTION:

Westcor Land Title Insurance Company

PLACER TITLE COMPANY
Policy Issuing Agent for Westcor Land Title Insurance Company

POR. S.E. 1/4 SEC. 21, T.12N., R.8E. M.D.B. & M.
 Auburn Indian Rancheria M.O.R. Surveys Bk. 1, Pg. 85
 Survey M.O.R. Bk. 1, Pg. 34

40-31



Assessor's Map Bk.40 Pg.31
 County of Placer, Calif.

NOTE:
 Assessor's Block Numbers Shown in Ellipses,
 Assessor's Parcel Numbers Shown in Circles.

NOTE:
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information regarding size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
 All distances on curved lines are chord measurements.
 08-01-2004
 08-14-88 SKS
 Page Redrawn on AutoCad per AMS Informations.