



IN REPLY REFER TO

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way, Room. W-2820
Sacramento, California 95825

FEB 11 2019

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 Soboba Band of Luiseno Indians, 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 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:

Soboba Band of Luiseno Indians, California

Legal Land Description/Site Location:

THE FOLLOWING DESCRIBED PROPERTY IS SITUATED IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1 AS SHOWN ON EXHIBIT "B" MAP ATTACHED TO THAT LOT LINE ADJUSTMENT NO. 07-04, AS EVIDENCED BY DOCUMENT RECORDED JULY 12, 2007

THENCE NORTH 61° 30' 00" WEST, 105.20 FEET;

THENCE SOUTH 81° 20' 00" WEST, 247.00 FEET TO THE EASTERLY LINE OF A 60 FOOT COUNTY ROAD KNOWN AS FOOTHILL ROAD OR MC DERMOTT ROAD;

THENCE NORTH 12° 13' 00" WEST, 387.00 FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF SAID 60 FOOT ROAD TO THE INTERSECTION OF THE NORTHEASTERLY PROJECTION OF THE EASTERLY BOUNDARY OF AN 80 FOOT ROAD HAVING A BEARING OF NORTH 42° 01' 30" EAST;

THENCE NORTH 13° 45' 00" WEST, 433.0 FEET ALONG THE EASTERLY LINE OF SAID 60 FOOT ROAD;

THENCE NORTH 12° 53' 00" WEST, 565.00 FEET, MORE OR LESS, AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NO. 02-606517, OCTOBER 25, 2002, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 77° 28' 17" EAST, 1465.34 FEET, MORE OR LESS, AS DESCRIBED IN SAID INSTRUMENT NO. 606517, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SOBOBA ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE, LOT LINE ADJUSTMENT NO. COC 2-10 RECORDED DECEMBER 15, 2010 AS INSTRUMENT NO. 2010-0601354 OF OFFICIAL RECORDS.

APN: 547-120-011-7, 547-120-006-3, 547-120-007-4

PARCEL 2:

PARCEL 2 AS SHOWN ON EXHIBIT "B" MAP ATTACHED TO THAT LOT LINE ADJUSTMENT NO. 07-04, AS EVIDENCED BY DOCUMENT RECORDED JULY 12, 2007 AS INSTRUMENT NO. 2007-0454900 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND OF LOT 1 OF HOT SPRINGS TRACT RECORDED IN BOOK 8, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF LOTS 1, 2, 3, 4 AND 5 OF JOSE ESTUDILLO'S SUBDIVISION OF A PORTION OF TRACT VII OF RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 304 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND OF TRACT VII OF THE

THENCE NORTH 90° 00' 00" WEST, 142.27 FEET, MORE OR LESS, ALONG THE SOUTH OF SAID PROPERTY CONVEYED TO FRANCIS P. NEVINS TO THE CORNER COMMON TO SECTIONS 24 AND 25 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN;

THENCE SOUTH 00° 07' 42" WEST, 474.45 FEET, MORE OR LESS, ON THE EAST LINE OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 WEST, TO THE NORTH LINE OF LOT 6 OF TRACT 2372, AS SHOWN BY MAP ON FILE IN BOOK 49 PAGES 25 AND 26 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 80° 03' 33" EAST, 137.72 FEET, MORE OR LESS, ON THE NORTH LINE OF LOT 6 TO AN ANGLE POINT ON SAID NORTH LINE OF SAID LOT 6;

THENCE NORTH 72° 45' 45" EAST, 390.36 FEET ON THE NORTH LINES OF LOTS 6, 7 AND 8 OF SAID TRACT TO THE NORTHEAST CORNER OF LOT 8 OF SAID TRACT;

THENCE NORTH 90° 00' 00" EAST, 220.00 FEET ON THE NORTH LINE OF LOT 9 TO THE NORTHEAST CORNER OF LOT 9 IN SAID TRACT;

THENCE SOUTH 51° 48' 00" EAST, 410.00 FEET ALONG THE NORTHEAST LINES OF LOTS 10, 11 AND 12 OF TRACT 2372 TO THE MOST WESTERLY CORNER OF LOT 13;

THENCE NORTH 51° 45' 00" EAST, 108.00 FEET ON THE NORTHWESTERLY LINE OF LOT 13 TO THE NORTH CORNER OF LOT 13 OF TRACT 2372;

THENCE SOUTH 28° 25' 49" EAST, 211.23 FEET ALONG THE EAST LINE OF LOT 13 OF TRACT 2372 TO THE MOST EASTERLY CORNER OF LOT 13;

THENCE SOUTH 35° 56' 20" EAST, 60.00 FEET TO THE NORTH CORNER OF LOT 14 OF TRACT 2372;

THENCE SOUTH 28° 36' 37" EAST, 178.20 FEET ALONG THE EAST LINE OF LOT 14 TO THE NORTHEAST CORNER OF LOT 15 OF TRACT 2372;

THENCE SOUTH 56° 38' 18" EAST, 89.00 FEET ALONG THE NORTHERLY LINE OF PROPERTY CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED RECORDED JULY 06, 1999 AS INSTRUMENT NO. 1999-299290 OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 74° 42' 03" EAST, 59.22 FEET ALONG THE NORTHERLY LINE OF SAID PROPERTY CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT;

THENCE SOUTH 09° 26' 16" EAST, 126.59 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT;

THENCE SOUTHEASTERLY ALONG SAID CURVE ALSO BEING THE CENTERLINE OF SAID 60 FOOT COUNTY ROAD THROUGH A CENTRAL ANGLE OF 19° 25' 33" AN ARC LENGTH OF 339.05 FEET, MORE OR LESS;

THENCE SOUTH 31° 38' 33" EAST, 28.75 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID 60 FOOT COUNTY ROAD TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION INCLUDED IN SAID COUNTY ROAD, AS SHOWN AS PARCEL 8 ON RECORD OF SURVEY ON FILE IN BOOK 52 PAGE 81 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ½ INTEREST AND TO THE PRECIOUS AND SEMI-PRECIOUS STONES, MINERALS AND MINERAL RIGHTS INCLUDING, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AND THE RIGHT TO REMOVE ANY THEREOF, AS RESERVED IN DEED TO SOBOBA HOT SPRINGS CORPORATION, RECORDED JULY 17, 1961 AS INSTRUMENT NO. 60529 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

SAID EXCEPTION SHALL BE RESTRICTED TO DEPTHS BELOW 500 FEET FROM THE SURFACE OF SAID LAND, EXCEPT FOR THE PORTION OF GOVERNMENT LOT 1 LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 THROUGH S.J. CORNER 36 TO THE NORTH LINE OF SECTION 30 WHERE SAID RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS TO PROSPECT, EXPLORE, MINE, DRILL, REMOVE ANY OF SAID MINERALS OR SUBSTANCES OR TO OTHERWISE DEVELOP SAID RIGHTS;

ALSO EXCEPTING THEREFROM THOSE PORTIONS AS DESCRIBED IN THE DEEDS TO EASTERN MUNICIPAL WATER DISTRICT RECORDED DECEMBER 14, 1967 AS INSTRUMENT NO. 110306 AND RECORDED FEBRUARY 05, 1971 AS INSTRUMENT NO. 11843 AND RECORDED JUNE 10, 1971 AS INSTRUMENT NO. 62375 ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

APN: 433-090-004-7, 547-100-011-5, 547-110-045-7, 547-110-048-0, AND 547-120-012-8

Project Description/Proposed Use:

The subject property consists of land, encompassing approximately 145.000 acres, more or less, and is commonly referred to as Assessor's Parcel Numbers: 433-090-004-7, 547-100-011-5, 547-110-045-7, 547-110-048-0, 547-120-006-3, 547-120-007-4, 547-120-011-7, and 547-120-012-8 (Olive-Ciernia). The property is contiguous to the Soboba Indian Reservation. The property is currently vacant, open space and there is no proposed change in land use.

See Exhibits for parcel/site maps

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 Alexis St. John, Realty Specialist, at (916) 978-6059.

Sincerely,


Regional Director

Enclosures

Riverside County Treasurer & Tax Collector – 7018 0360 0000 8590 8748
4080 Lemon Street, 4th Floor
Riverside, CA 92501

Riverside County Sheriff's Department – 7018 0360 0000 8590 8755
4095 Lemon Street
Riverside, CA 92501

Riverside County -Office of County Counsel – 7018 0360 0000 8590 8762
Attn: Ronak N. Patel
3960 Orange Street, Suite 500
Riverside, CA 92501

City of San Jacinto – 7018 0360 0000 8590 8779
595 S. San Jacinto Ave.
San Jacinto, CA 92583

Chairperson – 7018 0360 0000 8590 8786
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Chairperson – 7018 0360 0000 8590 8793
Augustine Band of Mission Indians
P.O. Box 846
Coachella, CA 92236

Chairperson – 7018 0360 0000 8590 8809
Cabazon Band of Mission Indians
84-245 Indio Springs Drive
Indio, CA 92201

Chairperson – 7018 0360 0000 8590 8816
Cahuilla Band of Mission Indians
52701 Highway 371
Anza, CA 92539-1760

Chairperson – 7018 0360 0000 8590 8823
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. This item has been intentionally deleted.
8. This item has been intentionally deleted.
9. This item has been intentionally deleted.
10. This item has been intentionally deleted.
11. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District Soboba Springs No. 1, as disclosed by Notice of Special Tax Lien recorded January 19, 1989 as Instrument No. 17780 of Official Records.

Affects: Parcel 2
12. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcel 1:

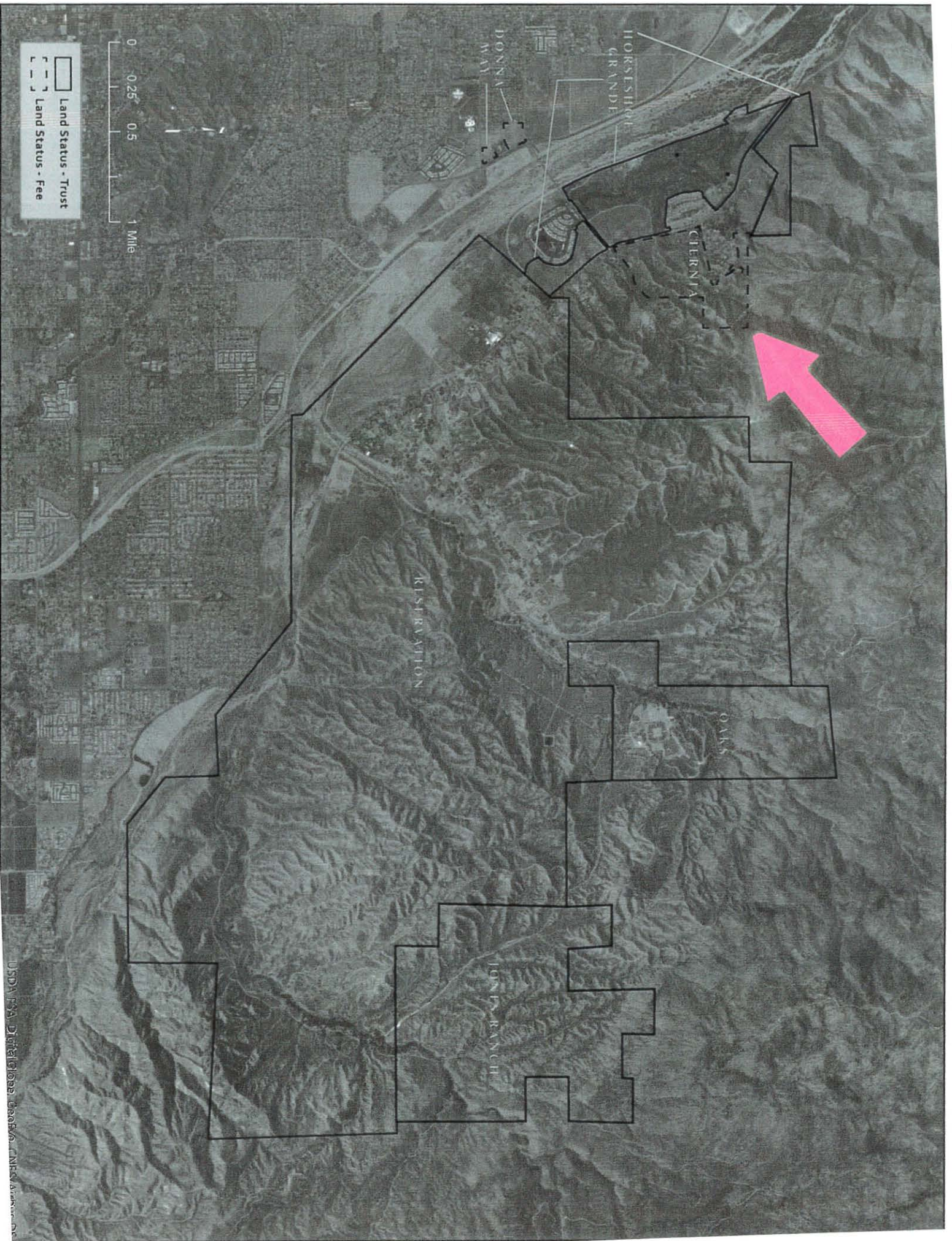
13. The effect of a map purporting to show the land and other property, filed in Book 6, Page 34 of Record of Surveys.
14. The effect of a map purporting to show the land and other property, filed in Book 9, Page 31 of Record of Surveys.

26. An easement for road, pipeline and incidental purposes, recorded February 05, 1971 as Instrument No. 11844 of Official Records.
In Favor of: Eastern Municipal Water District
Affects: A portion of the land
27. This item has been intentionally deleted.
28. The terms and provisions contained in the document entitled Easement Agreement recorded September 24, 1982 as Instrument No. 165704 of Official Records.

The location of the easement cannot be determined from record information.
29. The effect of Resolution No. 1482.3 executed April 16, 1986 by Eastern Municipal Water District, recorded April 21, 1986 as Instrument No. 90375 of Official Records of Riverside County, California. Reference hereby being made to the record for full particulars.
30. The effect of Resolution No. 1482.4 executed January 03, 1990 by Eastern Municipal Water District, recorded January 11, 1990 as Instrument No. 012864 of Official Records of Riverside County, California. Reference hereby being made to the record for full particulars.
31. The effect of Resolution No. 1482.5 executed June 03, 1992 by Eastern Municipal Water District, recorded June 09, 1992 as Instrument No. 208420 of Official Records of Riverside County, California. Reference hereby being made to the record for full particulars.
32. An easement for water, ingress/egress, slope and incidental purposes, recorded September 13, 1999 as Instrument No. 1999-409683 of Official Records.
In Favor of: Eastern Municipal Water District
Affects: A portion of the land
33. The terms and provisions contained in the document entitled Memorandum of Agreement recorded December 08, 2005 as Instrument No. 2005-1013370 of Official Records.
34. Rights of the public in and to that portion of the land lying within San Jose Drive and Soboba Road.
35. Water rights, claims or title to water, whether or not shown by the public records.
36. Rights of parties in possession.

The Following Matters Affect All Parcels:

37. Any claim that the United States lacks proper authority to acquire or hold title to the land, or arising from or related to an alleged defect in the process of approving or authorizing the acquisition of title by the United States of America in Trust for Soboba Band of Luiseno Indians, a federally recognized tribe.
38. Any appeal of the Decision of Kevin K. Washburn, Assistant Secretary - Indian Affairs, for trust acquisition of the land by the United States of America for the Soboba Band of Luiseno Indians, a federally recognized tribe, dated ____, 2015.
39. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer or (b) a preferential transfer. (Not necessary if US Policy form Rev. 12-3-12 is used).



Land Status - Trust
Land Status - Fee

0 0.25 0.5 1 Mile