



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Central California Agency
650 Capitol Mall, Suite 8-500
Sacramento, California 95814

In Reply Refer To:
RES

MAR - 7 2019

Governor's Office of Planning & Research

MAR 11 2019

STATE CLEARINGHOUSE

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 Santa Rosa Indian Community of the Santa Rosa Rancheria, California.

Said notice is issued pursuant to Code of Federal Regulations, Title 25, INDIANS and Parts 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,

Troy Burdick
Superintendent

Enclosure



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Central California Agency
650 Capitol Mall, Suite 8-500
Sacramento, California 95814

Governor's Office of Planning & Research

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In Reply Refer To:
RES

MAR - 7 2019

STATE CLEARINGHOUSE

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 Santa Rosa Indian Community of the Santa Rosa Rancheria to have real property accepted "in 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 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 subject property from 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 governmental 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 the zoning.

We provide the following information regarding this application:

Applicant:

Santa Rosa Indian Community of the Santa Rosa Rancheria

Legal land description/site location:

APN: 011-060-028-000 1.06 acres in Hanford, CA

That part of the Northwest Quarter of Section 35, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the Official Plate thereof, which is described as follows:

BEGINNING at the point of intersection of the North line of the land of the Southern Pacific Railroad company and the West line of said Section 35; thence North along the West line of said

Section, a distance of 250 feet; thence East and parallel with the South line of the Northwest Quarter of Section 15, a distance of 260 feet; thence South parallel with the said West line of said Section 35, to a point on the North line of the land of the Southern Pacific Railway Company, thence Westerly, along the North line of the land of said Southern Pacific Railroad company, to the point of beginning.

EXCEPTING THEREFROM:

(A) That portion thereof which was conveyed to the County of Kings by deed recorded April 28, 1964 in Book 852 Page 875 of Official Records, as Document No. 6216, and which is described as follows:

Beginning at a point 74.74 feet North of the Southwest corner of the Northwest Quarter of Section 35, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, said point also lying on the West line of Said Section 35, and the North line of the Southern Pacific Railroad right of way; thence continuing North along said West line of Section 35, a distance of 537.81 feet to the North property line of a parcel deeded and recorded in Book 441 at Page 449, Official records; thence East along said property line a distance of 46.31 feet; thence South $0^{\circ}12'58''$ West 529.18 feet to a point on the North right of way line of the Southern Pacific Railroad Company; thence South $78^{\circ}58'28''$ West along said right of way line a distance of 45.15 feet to the beginning. Excepting therefrom the West 25.00 feet previously conveyed, dedicated, and/or declared to the County of Kings for road purposes.

(B) That portion, thereof, if any, lying within the boundaries of the right of way of the Southern Pacific Railroad Company as vested in said Company by Act of Congress.

APN: 011-060-029-000 5.64 acres in Hanford, CA

That portion of the Northwest Quarter of Section 35, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the city of Hanford, County of Kings, State of California being further described as follows:

COMMENCING at the Northwest Corner of said Section 35; Thence South $00^{\circ}35'50''$ West along the West line of said Section 35, a distance of 2328.49 feet to a point; Thence South $89^{\circ}29'26''$ East of a distance of 45.23 feet to a Southwest corner of Parcel 1 as shown on a map recorded in Book 7 of Parcel Maps at Page 4 of Kings County Records, said point also being the True Point of Beginning; Thence South $89^{\circ}29'26''$ East along the South line of said Parcel 1 a distance of 214.77 feet to a Southwesterly corner of said Parcel 1; thence South $00^{\circ}35'50''$ West along the West line of said Parcel 1 a distance of 148.90 feet to the Southern Pacific Railroad Congressional Grant of 1866 line; Thence North $79^{\circ}35'29''$ East along said Grant Line a distance of 297.11 feet; thence North $00^{\circ}35'50''$ East a distance of 512.45 feet; Thence on a non-tangent curve concave to the North having a radius of 856.00 feet from which the radius point bears North $03^{\circ}55'02''$ West through a central angle of $04^{\circ}30'50''$ an arc length of 67.45 feet; thence North $89^{\circ}24'10''$ West a distance of 399.58 feet; Thence on a tangent 30.00 foot radius curve to the left through a central angle of $89^{\circ}47'04''$ an arc length of 47.01 feet; Thence North $89^{\circ}24'10''$ West a distance of 8.00 feet to the East Right of Way line of 12th Avenue; Thence South $00^{\circ}48'46''$ West along just said East Right of Way line a distance of 388.06 feet to the True Point of Beginning.

EXCEPTING THEREFROM all oil, gas, minerals, and other hydrocarbons as reserved by James B. Hansen, et al in Deed recorded May 31, 1996 of Official Records, as Document No. 9611000.

APN: 011-060-031-000 1.06 acres in Hanford, CA

LOTS 32 AND 33 OF COUNTY TRACT NO. 701, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED DECEMBER 23, 1996 IN BOOK 17 AT PAGE 51 OF LICENSED SURVEYORS' PLAT, KINGS OF COUNTY RECORDS, EXCEPTING THEREFROM THAT PORTION OF LOT 32 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 32; THENCE NORTH 23° 55' 59" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 216.30 FEET; THENCE ALONG A 856-FOOT RADIUS CURVE, CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 05° 22' 45" FROM AN ANGLE POINT WHICH BEARS NORTH 23° 55' 57" WEST AN ARC LENGTH OF 80.36 FEET; THENCE SOUTH 18° 33' 12" EAST A DISTANCE OF 59.99 FEET; THENCE SOUTH 10° 24' 31" EAST A DISTANCE OF 135.82 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 32; THENCE NORTH 79° 35' 29" EAST A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING.

APN: 021-300-007-000 .33 acres in Lemoore, CA

PARCEL 1

Parcel "A" of that certain Parcel Map recorded in Book 3 at Page 49 of Parcel Map, said Parcel being a portion of the Southwest Quarter of Section 35, Township 18 South, Range 20 East, Mount Diablo Base and Meridian, in the City of Lemoore, County of Kings, State of California.

EXCEPTING THEREFROM all oil, gas, minerals, mineral rights and other hydrocarbon substances within or underlying said property below a depth of 250 feet as reserved by Carl Quandt, an unmarried man, and Margaret Ellen Quandt, a widow, in Deed dated December 16, 1971.

PARCEL 1A

The Westerly 80 feet of the Northerly 25 feet of the following described property; A parcel of land in the form of a square acre in the Southwest Quarter of Section 35, Township 18 South, Range 20 East, Mount Diablo Base and Meridian, in the City of Lemoore, Count of Kings, State of California, more particularly described by metes and bounds as follows, to-wit:

Commencing at the Southwest corner of said Southwest Quarter; thence running North along the West line of said Southwest Quarter, a distance of 208.71 feet to a point; thence running East parallel to the South line of said Southwest Quarter, a distance of 208.71 feet to a point; thence running South parallel to the West line of said Southwest Quarter, a distance of 208.71 feet to a

point in the South line of said Southwest Quarter; thence running West along the South line of said Southwest Quarter, a distance of 208.71 feet to the point of beginning.

EXCEPTING THEREFROM such interest in and to that portion thereof lying within 18th Avenue, as conveyed to the County of Kings for road purposes.

APN: 021-380-016-000	.52 acres in Lemoore, CA
021-380-017-000	.20 acres in Lemoore, CA

That portion of Northeast Quarter and East half of the Northwest Quarter of Section 3, Township 19 South, Range 20 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to Government Township Plat thereof, more particularly described as Parcel 6 on that certain Parcel Map filed August 2, 1990 in Book 12 Page 2 of Parcel Maps, Kings County Records.

Exhibit 2: site maps

Project description/proposed land use:

The subject property consists of six (6) parcels of land with a total of 8.81 acres, more or less, commonly referred to as Kings County Assessor's Parcel Numbers 011-060-028-000 containing 1.06 acres, 011-060-029-000 containing 5.64 acres, 011-060-031-000 containing 1.06 acres, 021-300-007-000 containing 0.33 acres, 021-380-016-000 containing 0.52 acres, and 021-380-017-000 containing 0.20 acres. The parcels are off-reservation located at approximately 6 to 9 miles from existing reservation boundaries.

APN: 021-380-016-000: Retail activity on the land is leased to KFC which is a retail fast food establishment that has been operating on the property and will not change.

APN: 011-060-031-000: Retail activity on the land is the Sequoia Inn which is tribally owned and operated hotel which will not change.

There is no immediate proposed change to any of the land use covered by this application.

Current Use/Taxes and Zoning:

APN: 011-060-028-000	Zoned: Planned Commercial
APN: 011-060-029-000	Zoned: Planned Commercial
APN: 011-060-031-000	Zoned: Planned Commercial
APN: 021-300-007-000	Zoned: Neighborhood Commercial
APN: 021-380-016-000	Zoned: Neighborhood Commercial
APN: 021-380-017-000	Zoned: Neighborhood Commercial

Existing Easements/Encumbrances:

Exhibit 1: Refer to Schedule B-Exceptions from Coverage

Supplemental Data:

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.

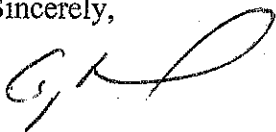
This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environment Policy Act (NEPA) of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs office listed at the top of this notice. Any comments received with thirty days of your receipt of this notice will be considered and made a part of this record. You may be granted one thirty day extension of time to furnish comments, provided you submit a written justification requesting such an extension with thirty days of receipt of this letter. Additionally, copies of all comments will be provided to the applicant for a response. 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 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 (FOIA), 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 Realty Officer, Kimberly Yearyean at 916-930-3748.

Sincerely,



Troy Burdick
Superintendent

Enclosures

cc: Distribution list

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (ten copies) – 7007 3020 0000 1879 2178 •
Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

~~Ms. Sara J. Drake, Deputy Attorney General – 7007 2680 0001 4414 7018 •~~
State of California
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Mr. Joe Dhillon – 7007 2680 0001 4414 7025 •
Senior Advisor for Tribal Negotiations
Office of the Governor
State Capitol Building, Suite 1173
Sacramento, California 95814

Office of US Senator Harris – 7007 2680 0001 4414 7032 •
112 Hart Senator Office Bldg.
Washington, D.C. 20510

Office of US Senator Feinstein – 7007 2680 0001 4414 7049 •
331 Hart Senate Office Building
Washington, DC 20510

Honorable Jim Costa, Senator – 7007 2680 0001 4414 7056 •
State Capitol, Room 5100
Sacramento, California 95814

Representative Mike Levin- 7007 2680 0001 4414 7063 •
1626 Longworth House Office Building
Washington, DC 20515

Mr. Larry Spikes, Administrative Officer – 7007 2680 0001 4414 7070 •
County of Kings
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Tax Assessor – 7007 2680 0001 4414 7087 •
1400 West Lacey Blvd.
Hanford, California 93230

Honorable TJ Cox, Representative – 7007 2680 0001 4414 7094 •
224 West Lacey Blvd.
Hanford, California 93230

Kings County Planning Department – 7007 2680 0001 4414 7100 •
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Public Works – 7001 2510 0009 4494 4945 •
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Board of Supervisors – 7001 2510 0009 4494 7380 •
1400 West Lacey Blvd.
Hanford, California 93230

Kings County Tax Collector – 7001 2510 0009 4494 7373 •
1400 West Lacey Blvd.
Hanford, California 93230

EXHIBIT 1

APN: 011-060-031-000

Title No.: FWVI-4101700342-LM

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
2. 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.
3. An easement for the installation, maintenance, service and repair of an underground storm drain pipeline, including the right of ingress and egress and incidental purposes recorded February 7, 1992, as Document No. 92022024, official records.

Affects: The Westerly 25 feet of said Lot 33.

The terms and conditions set forth in that certain document referenced above creating said easement, reference being Made to the Record Thereof for Further Particulars.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat: County Tract No. 701
Recording No.: In Book 17, Page 51 of Licensed Surveyor Plat
Purpose: Public Utilities and incidental Purposes
Affects: The Northerly 6 feet of said Land

5. A right to purchase upon the terms, conditions and provisions contained in a memorandum of agreement therein, recorded February 24, 1997, as Document No. 9703428, official records.

Vendor: Santa Rosa Rancheria
Vendee: Mall Drive Investment Association, L.P.
Affects: A portion of said Land

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

Granted to: City of Hanford, a Municipal Corporation
Purpose: Access to the city storm drain pond
Recording Date: June 19, 1997
Recording No.: 9711851, of Official Records
Affects: A portion of Lot 33

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

7. 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, Its Successors and Assigns
 Purpose: Public utilities
 Recording Date: September 16, 1997
 Recording No.: 9718081, of Official Records
 Affects: A portion of Lot 32

Reference is hereby made to said document for full particulars.

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

Granted to: Mediaone of Fresno, Inc., a California Corporation
 Purpose: That portion of said Land delineated on the map of said tract as "P.U.E."
 Recording Date: December 31, 2002
 Recording No.: 2002-0230037, of Official Records
 Affects: Easement in gross on, over, under, within, and through the premises (both Land and improvements)

9. Restrictions on the use, by the owners of said Land, of the easement area as set out in the easement document

Recording Date: December 31, 2002
 Recording No.: 2002-0230037 of Official Records

10. A pending court action as disclosed by a recorded notice:

Plaintiff: Santa Rosa Rancheria Tachi Tribe, a sovereign Indian nation; Santa Rosa Rancheria Tachi Tribe, a Sovereign Indian nation, as a limited partner in and on behalf of Green Gable Inn, Hanford, Ltd., a California Limited Partnership
 Defendant: Reichert-Lengfeld Limited Partnership, a California Limited Partnership; Meyer-Trettin, Ltd., L.L.C., a California Limited Liability Company; Green Gable Inn, Hanford, Ltd., a California Limited Partnership
 County: County of Kings
 Court: Superior Court of California
 Case No.: 04C-0466
 Nature of Action: Alleged real property claim affecting title to and/or possession/use of a portion of the herein described Land
 Recording Date: October 22, 2004
 Recording No.: 2004-0431775, of Official Records

EXCEPTIONS
(continued)

11. Deed as set forth below:

Grantor: Sequoia Inn Corporation, a California Corporation
 Grantee: Santa Rosa Indian Community of the Santa Rosa Rancheria
 Dated: March 23, 2017
 Recording Date: April 13, 2017
 Recording No: 1706528, of Official Records

Any defect or invalidity of the title to the estate or interest of the grantee herein arising out of or occasioned by the execution of the above-referenced deed.

For insurance purposes, the Company will require that an affidavit, executed by the above grantor and acknowledged by a notary known to the Company, be submitted to the Company for review and approval in order for the Company to show title vested in the above-named grantee. Said affidavit will be provided by the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of Corporation: Sequoia Inn Corporation, a California Corporation

- a. A Copy of the corporation By-laws and Articles of Incorporation.
- b. An original or certified copy of a resolution authorizing the transaction contemplated herein.
- c. If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. This Company will require information as to the type of entity, i.e., corporation, limited liability company or partnership, for the buyer named below:

Name of buyer: Santa Rosa Indian Community of the Santa Rosa Rancheria

The Company reserves the right to add additional items or make further requirements after review of the requested information.

EXCEPTIONS
(continued)

15. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

END OF EXCEPTIONS

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

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

Code Area: 002-096
Tax Identification No.: 011-060-028-000
Fiscal Year: 2016-2017
1st Installment: \$1,786.29 PAID
2nd Installment: \$1,786.29 OPEN
Exemption: \$0.00
Land: \$316,385.00
Improvements: \$0.00
Personal Property: \$0.00

3. 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.
4. Rights of the public to any portion of the Land lying within the area commonly known as 12th Avenue.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ada McKelvy, a married woman
Purpose: Water ditch
Recording Date: December 11, 1886
Recording No.: Book 18, Page 242 of Deeds, Tulare County Records
Affects: The exact location and extent of said easement is not disclosed of record

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

Granted to: The County of Kings
Purpose: Public highway
Recording Date: July 20, 1894
Recording No.: Book 1, Page 44 of Rights of Way, Kings County Records
Affects: West 25 feet

7. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street, highway and/or freeway adjoining said Land, as contained in the deed to the State of California,

Recording Date: April 29, 1964
Recording No.: 6216, Book 852, Page 875 of Official Records

EXCEPTIONS
(continued)

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Parcel Map
Recording Date: April 22, 1980
Recording No.: Book 7, Page 4 of Parcel Maps

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

Granted to: The City of Hanford
Purpose: An easement to construct and maintain a sanitary sewer lift station and appurtenant pipelines and structures
Recording Date: September 10, 1996
Recording No.: 9618528 of Official Records
Affects: As set forth therein

Reference is hereby made to said document for full particulars.

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

Granted to: The State of California
Purpose: Public highway
Recording Date: January 23, 2012
Recording No.: 1201169 of Official Records
Affects: As set forth therein

Reference is hereby made to said document for full particulars.

11. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street, highway and/or freeway adjoining said Land, as contained in the deed to the State of California,

Recording Date: January 23, 2012
Recording No.: 1201169 of Official Records

12. Before the issuance of any title insurance under this application, this Company will require that any Deed, Assignment of Lease and/or Deed of Trust be submitted to the Bureau of Indian Affairs for their approval per their requirements:

Bureau of Indian Affairs
3700-A Tachevah Drive, #201
Palm Springs, CA 92262
Phone: (760) 416-3289

13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
14. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

EXCEPTIONS
(continued)

15. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

END OF EXCEPTIONS

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. 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.
3. Rights of way for public roads, ditches or canals heretofore dedicated, conveyed and/or declared and as the same may be located over and across said property.
4. Rights of the public to any portion of the Land lying within the area commonly known as 12th Mall Drive.
5. Rights of the public to any portion of the Land lying within the area commonly known as Hanford Mall Drive.
6. A Waiver in favor of the County of Kings of any claims for damages to said land by reason of the location, construction, landscaping, or maintenance of a highway contiguous thereto as contained in the Deed from Owen Fleming and Grace B. Henderson Fleming, Ross E. Newkirk, Wanda Newkirk, and Erma Golden and recorded April 29, 1964, Book 852, Official Records, page 875, Document No. 6216.

EXCEPTIONS
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Grace B. Fleming, who acquired title s Grace B. Henderson and Owen Fleming, her husband to Ross E. Newkirk and Emma E. Golden, formerly known as Erma E. Newkirk
 Purpose: for ingress and egress and all the purposes of a right of way for foot and vehicular traffic over and along the following described property
 Recording Date: January 8, 1973
 Recording No.: in Book 1001, page 735, Official Records, File No. 361
 Affects: Commencing at the point of intersection of the North line of the land of the Southern Pacific Railroad Company and the West line of Section 35, Township 18 South, Range 21 East, Mount Diablo Base and Meridian; thence North along the West line of said Section, a distance of 250 feet; thence East parallel with the South line of the Northwest Quarter of said Section 35, a distance of 260 feet to a point, said point being the Northeast corner of the certain property conveyed to Owen C. Fleming et ux., by Deed recorded February 26, 1964 in Book 848 at page 746, Official Records, as Document No. 2794, said point also being the true point of beginning of this description; thence continuing East a distance of 15 feet to a point; thence South and parallel with the East line of the Aforementioned Fleming property to a point on the North line of the land of the Southern Pacific Railroad Company; thence Westerly along the north line of said Southern Pacific Railroad Company; to the Southeast corner of the aforementioned Fleming property; thence North along the East line of said aforementioned Fleming Property to the true point of beginning, as excepted and reserved in Deed dated December 26, 1972, executed by Grace B. Fleming, who acquired title as Grace B. Henderson and Owen Fleming, her husband to Ross E. Newkirk and Erma E. Golden, formerly known as Erma E. Newkirk

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

Granted to: City of Hanford
 Purpose: for the installation, maintenance, service, and repair of an underground storm drain pipeline, and appurtenances
 Recording Date: February 7, 1992
 Recording No.: File No. 9202024, Official Records
 Affects: that portion of the Northwest Quarter of Section 35, Township 18 South, Range 21 East, Mount Diablo Base and Meridian in the City of Hanford, County of Kings, State of California being further described as follows: Commencing at the Northwest Corner of said section 35; thence South 00° 35' 50" West along the West line of said Section 35 of a distance of 1910.47 feet to a point; thence South 89° 24' 10" East a distance of 484.27 feet; thence on a tangent curve concave to the North, having a radius of 856.00 feet, through a central angle of 04° 30' 52" an arc length of 67.45 feet to the TRUE POINT OF BEGINNING; thence South 00° 35' 50" West a distance of 196.03 feet; thence North 79° 35' 29" East a distance 25.47 feet; thence North 00° 35' 50" East a distance of 193.51 feet; thence on a nontangent curve concave to the North, having a radius of 856.00 feet from which the radius point bears North 05° 35' 30" West, through a central angle of 01° 40' 55", an arc length of 25.11 feet to the TRUE POINT OF BEGINNING.

9. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): public purposes including right-of-way for street purposes
 Recording Date: July 23, 1999
 Recording No.: File No. 9915776, Official Records
 Affects: a portion of said land

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$3,178,400.00
Dated:	January 13, 2000
Trustor/Grantor	Santa Rosa Indian Community of the Santa Rosa Rancheria, California
Trustee:	Bank of the Sierra
Beneficiary:	Bank of the Sierra
Recording Date:	February 14, 2000
Recording No.:	File No. 2000-0002670, Official Records

and Re-Recording Date: March 23, 2000
and Re-Recording No.: File No. 5169, Official Records

Affects: The herein described Land and other land.

11. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
12. Taxes or assessments which are not shown as existing liens by the public record or that may be levied by Santa Rosa Indian Tribe or other Tribal entities authorized to impose taxes upon real property.
13. The requirement that satisfactory evidence be furnished to this company evidencing the due formation and continued existence of Santa Rosa Rancheria as a legal entity under the laws of the United States of America.
14. The requirement that satisfactory evidence be furnished to this Company evidencing the due formation and continued existence of Santa Rosa Indian Community of the Santa Rosa Rancheria, California, as a legal entity under the laws of the United States of America.
15. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Rancheria, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
16. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Indian Community of the Santa Rosa Rancheria, California, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
17. The requirement that the Secretary of the Department of the Interior of the United States of America acting through the Bureau of Indian Affairs consent to the proposed encumbrance and affirm the authority of the borrowing entity to enter into the proposed mortgage.
18. The requirement that any sovereign right of immunity that may be held by the Santa Rosa Rancheria be waived in connection with the proposed encumbrance.
19. The consequences of any portion of the herein described lands becoming annexed to the Santa Rosa Indian Reservation or any assertion that said lands may be situated within the bounds of the reservation.

EXCEPTIONS
(continued)

20. The Land described herein is or may be located within the boundaries of the Santa Rosa Indian Reservation. The governmental powers and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers and regulations of the Santa Rosa Rancheria Indian Tribe.

END OF EXCEPTIONS

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. 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.

3. Taxes and assessments levied by the Excelsior - Kings River Resource Conservation District.

Assessments levied by said District are payable with and in like manner as the County Taxes of the County of Kings.

4. Easements for sidewalks, gas lines, pipes, power poles, pole lines, anchors, guys and other rights incidental thereto over the South 42 feet and the West 42 feet of the Southwest Quarter of said Section 35, as disclosed by a survey and inspection of said land.

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

Granted to: City of Lemoore
 Purpose: road purposes
 Recording Date: May 21, 1973
 Recording No.: in Book 1008, page 862, File No. 7255, Official Records
 Affects: a portion of said land

Reference is hereby made to said document for full particulars.

6. An easement for future common access over, along and across the Southerly and Westerly portion of the herein described property. (Affects Parcel 1)
7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 22, 1979
 Recording No.: in Book 1150, page 871, File No. 9127, Official Records

EXCEPTIONS (continued)

SUBJECT ALSO TO THE FOLLOWING RESTRICTION WHICH SHALL RUN WITH THE LAND: Neither Grantee nor its successor, assign or legal representatives, vendees, lessees or sublessees, shall conduct or permit the conduct on the premises of, and the property shall never be used for a grocery store or for the retail sale of any food or food products, dairy products or alcoholic beverages (including beer and wine) either for consumption on or off the premises. However, this restriction shall not include a retail store to sell doughnuts and coffee.

AND FURTHER

Any building or structure hereafter constructed or any addition to any existing building on the property shall be set back from 18th Avenue so that the West wall thereof shall be no closer to the right of way line of said street than eighty (80) feet.

Reference is hereby made to said document for full particulars.

8. A non-exclusive easement over and across all drives and curb cuts which now or hereafter exist on the herein described property, for purpose of ingress and egress to and from its property that adjoins the subject property to the South, as reserved in Deed recorded June 22, 1979, in Book 1150 at Page 871, Official Records, as Document No. 9127. (Affects Parcel 1)

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$3,178,400.00
Dated:	January 13, 2000
Trustor/Grantor	Santa Rosa Indian Community of the Santa Rosa Rancheria, California
Trustee:	Bank of the Sierra
Beneficiary:	Bank of the Sierra
Recording Date:	February 14, 2000
Recording No.:	File No. 2000-0002670, Official Records

and Re-Recording Date: March 23, 2000
and Re-Recording No.: File No. 5169, Official Records

Affects: The herein described Land and other land.

10. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
11. Taxes or assessments which are not shown as existing liens by the public record or that may be levied by Santa Rosa Indian Tribe or other Tribal entities authorized to impose taxes upon real property.
12. The requirement that satisfactory evidence be furnished to this company evidencing the due formation and continued existence of Santa Rosa Rancheria as a legal entity under the laws of the United States of America.
13. The requirement that satisfactory evidence be furnished to this Company evidencing the due formation and continued existence of Santa Rosa Indian Community of the Santa Rosa Rancheria, California, as a legal entity under the laws of the United States of America.

EXCEPTIONS
(continued)

14. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Rancheria, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
15. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Indian Community of the Santa Rosa Rancheria, California, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
16. The requirement that the Secretary of the Department of the Interior of the United States of America acting through the Bureau of Indian Affairs consent to the proposed encumbrance and affirm the authority of the borrowing entity to enter into the proposed mortgage.
17. The requirement that any sovereign right of immunity that may be held by the Santa Rosa Rancheria be waived in connection with the proposed encumbrance.
18. The consequences of any portion of the herein described lands becoming annexed to the Santa Rosa Indian Reservation or any assertion that said lands may be situated within the bounds of the reservation.
19. The Land described herein is or may be located within the boundaries of the Santa Rosa Indian Reservation. The governmental powers and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers and regulations of the Santa Rosa Rancheria Indian Tribe.

END OF EXCEPTIONS

APN: 021-380-016-000

APN: 021-380-017-000

Title No.: FWVI-4101700086-LM

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. 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.

3. Taxes and assessments levied by the Lemoore Maintenance No. 1, City of Lemoore Assessment.

Assessments levied by said District are payable with and in like manner as the County Taxes of the County of Kings.

4. Taxes and assessments levied by the Excelsior - Kings River Resource Conservation District.

Assessments levied by said District are payable with and in like manner as the County Taxes of the County of Kings.

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

Granted to: John Heinlen Company, a corporation
Purpose: canal or irrigation ditch
Recording Date: April 25, 1903
Recording No.: in Book 19, page 631 of Deeds
Affects: a portion of said land

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: Pacific Gas and Electric Company
Purpose: public utilities
Recording Date: September 8, 1986
Recording No.: in Book 1382, page 121, File No. 13040, Official Records
Affects: a portion of said land

Reference is hereby made to said document for full particulars.

7. A non-exclusive easement to drain and allow runoff of all surface water of adjacent land across parcel 6 and other property, recorded June 18, 1990 as File No. 9009383 of Official Records and amended by document recorded August 2, 1990 of Official Records as File No. 9011955.

Affects a portion of land land

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: public utilities and landscape easement
Affects: a portion of said land

9. Matters contained in that certain document

Entitled: Reciprocal Easement and Operation Agreement
Dated: August 2, 1990
Executed by: K Mart corporation, a Michigan corporation and H & G Development Company, Inc., a California corporation
Recording Date: August 2, 1990
Recording No.: File No. 9011951, Official Records

Reference is hereby made to said document for full particulars.

An agreement to modify the terms and provisions of the said document, as therein provided

Executed by: Anacapa-Lemoore Plaza Co., a California General Partnership and KMart Corporation, a Michigan corporation
Recording Date: December 4, 1990
Recording No.: File No. 9018524, Official Records

10. Matters contained in that certain document

Entitled: Development Agreement
Dated: August 2, 1990
Executed by: K Mart Corporation, Michigan corporation and H & G Development Company, Inc., a California corporation
Recording Date: August 2, 1990
Recording No.: File No. 9011954, Official Records

Reference is hereby made to said document for full particulars.

11. Matters contained in that certain document

Entitled: A Supermarket Restriction Agreement
Dated: November 30, 1990
Executed by: Anacapa-Lemoore Plaza Co., a California general partnership, and Save Mart Supermarkets, a California corporation
Recording Date: December 4, 1990
Recording No.: File No. 9018526, Official Records

Reference is hereby made to said document for full particulars.

Affects: Parcel 6 and other property

EXCEPTIONS
(continued)

12. Covenants and easements as contained in that certain Grants of Easement Right of Way for pipeline purposes, and indemnification dated January 11, 1991 wherein K Mart corporation, a Michigan corporation, and et al. agrees to hold Lemoore Canal & Irrigation Company, a California corporation free and harmless from any and all claims or damages in any way arising out of or connected with the installation of the pipelines including but not limited to seepage and percolation which at anytime has affect or will affect the land of K Mart Corporation and/or another's land and to indemnify Lemoore Canal & Irrigation Company for any and all costs or expenses in connection therewith inclusive of reasonable engineering and attorney's fees as contained in those certain Grants of Easement Right of Way for pipeline purposes, and indemnification recorded January 31, 1991 as Instrument Nos. 9101377, 9101379, 9101381, & 9101383, Official Records.

Reference is hereby made to said document for full particulars.

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

Granted to:	Pacific Gas and Electric Company
Purpose:	public utilities
Recording Date:	January 11, 1993
Recording No.:	File No. 9300433, Official Records
Affects:	a portion of said land

Reference is hereby made to said document for full particulars.

14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:	June 20, 1993
Recording No.:	File No. 9313240, Official Records

15. Matters contained in that certain document

Entitled:	Parcel 6 Restriction Agreement, Lemoore Plaza Covenants and Restrictions
Dated:	March 31, 1997
Executed by:	Anacapa Lemoore Plaza Co., a California General Partnership and Santa Rosa Rancheria, a federally-recognized American Indian Nation
Recording Date:	April 1, 1997
Recording No.:	File No. 9706002, Official Records

Reference is hereby made to said document for full particulars.

EXCEPTIONS

(continued)

16. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$3,178,400.00
Dated:	January 13, 2000
Trustor/Grantor	Santa Rosa Indian Community of the Santa Rosa Rancheria, California
Trustee:	Bank of the Sierra
Beneficiary:	Bank of the Sierra
Recording Date:	February 14, 2000
Recording No.:	File No. 2000-0002670, Official Records

and Re-Recording Date: March 23, 2000
and Re-Recording No.: File No. 5169, Official Records

Affects: The herein described Land and other land.

17. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
18. Taxes or assessments which are not shown as existing liens by the public record or that may be levied by Santa Rosa Indian Tribe or other Tribal entities authorized to impose taxes upon real property.
19. The requirement that satisfactory evidence be furnished to this company evidencing the due formation and continued existence of Santa Rosa Rancheria as a legal entity under the laws of the United States of America.
20. The requirement that satisfactory evidence be furnished to this Company evidencing the due formation and continued existence of Santa Rosa Indian Community of the Santa Rosa Rancheria, California, as a legal entity under the laws of the United States of America.
21. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Rancheria, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
22. The requirement that a certified copy of a Resolution be furnished to this Company authorizing or ratifying the proposed encumbrance by the Santa Rosa Indian Community of the Santa Rosa Rancheria, California, and that its Articles of Organization and its By-Laws be furnished to this Company for review prior to the recordation of such encumbrance.
23. The requirement that the Secretary of the Department of the Interior of the United States of America acting through the Bureau of Indian Affairs consent to the proposed encumbrance and affirm the authority of the borrowing entity to enter into the proposed mortgage.
24. The requirement that any sovereign right of immunity that may be held by the Santa Rosa Rancheria be waived in connection with the proposed encumbrance.
25. The consequences of any portion of the herein described lands becoming annexed to the Santa Rosa Indian Reservation or any assertion that said lands may be situated within the bounds of the reservation.

EXCEPTIONS
(continued)

26. The Land described herein is or may be located within the boundaries of the Santa Rosa Indian Reservation. The governmental powers and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers and regulations of the Santa Rosa Rancheria Indian Tribe.

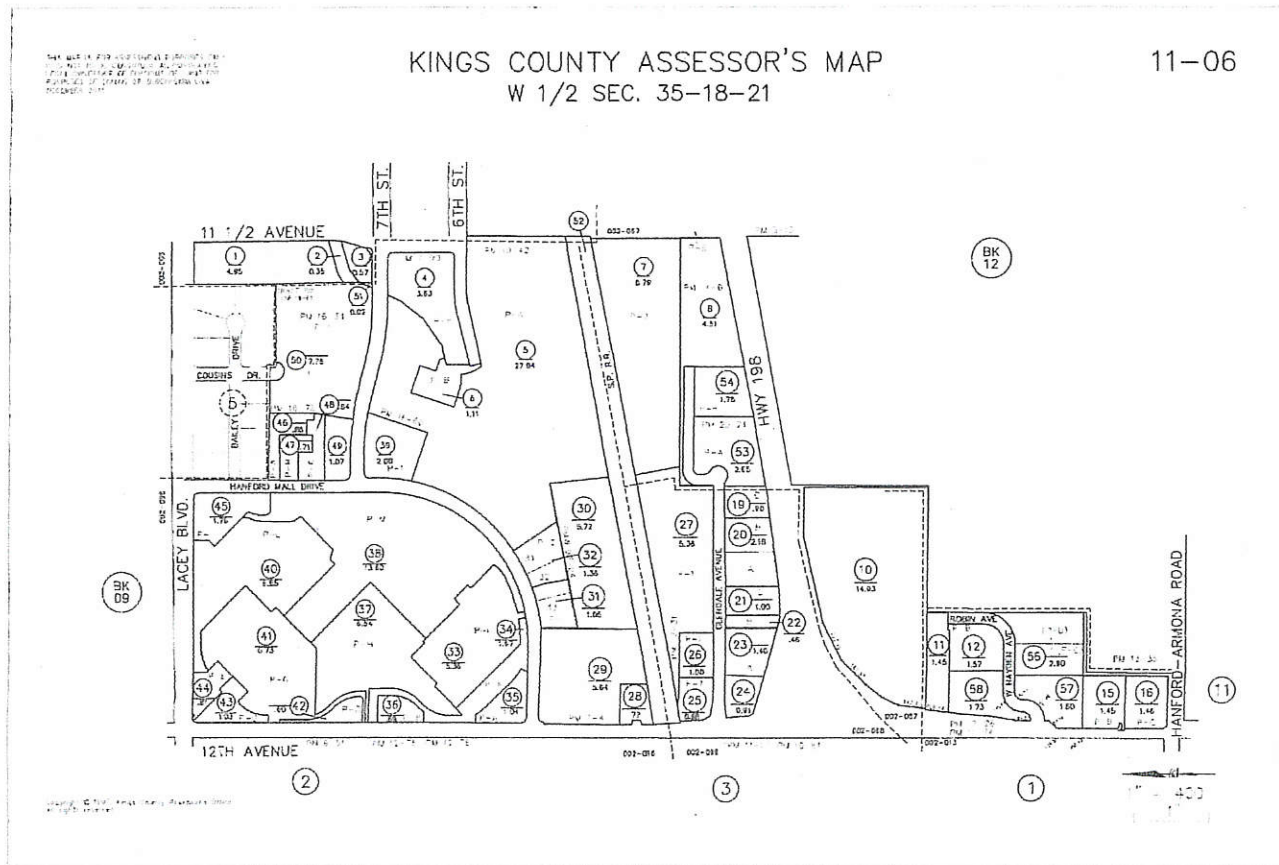
END OF EXCEPTIONS

EXHIBIT 2



Chicago Title / Kings (CA)

Owner	: Santa Rosa Indian Cmnty of Santa	Parcel	: 011 060 031 000
CoOwner	:	Land	: \$692,646
Site	: 1655 Mall Dr Hanford 93230	Struct	: \$3,183,408
Mail	: 16835 Alkali Dr Lemoore Ca 93245	Other	: \$184,420
Xfered	: 04/13/2017	Doc #	: 6528
Price	:	Deed	: Grant Deed
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	: Corporation	Total	: \$4,060,474
MapGrid	:	Exempt	:
LandUse	: 6400 Hotel/Motel	Type	:
Census	: Tract : 10.02 Block : 1	% Imprv	: 82
		% Owned	: 100
		TaxArea	: 002096
		16-17 Tax	: \$45,851.62
Bedrooms	:	Bldg SqFt	: 28,039
Bathrooms	:	1st Flr SqFt	:
Fireplace	:	2nd Flr SqFt	:
Air Cond	: Modern	BasementSF	:
Units	:	Garage Type	:
Stories	: 3	Garage SqFt	:
Pool	: Pool\spa	AddlRm SqFt	:
		Lot Acres	: 1.06
		Lot SqFt	: 46,174
		Lot Dimen	:
		Year Built	: 1997
		Bldg Matl	:
		Bldg Shape	:
		Bldg Class	:



Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

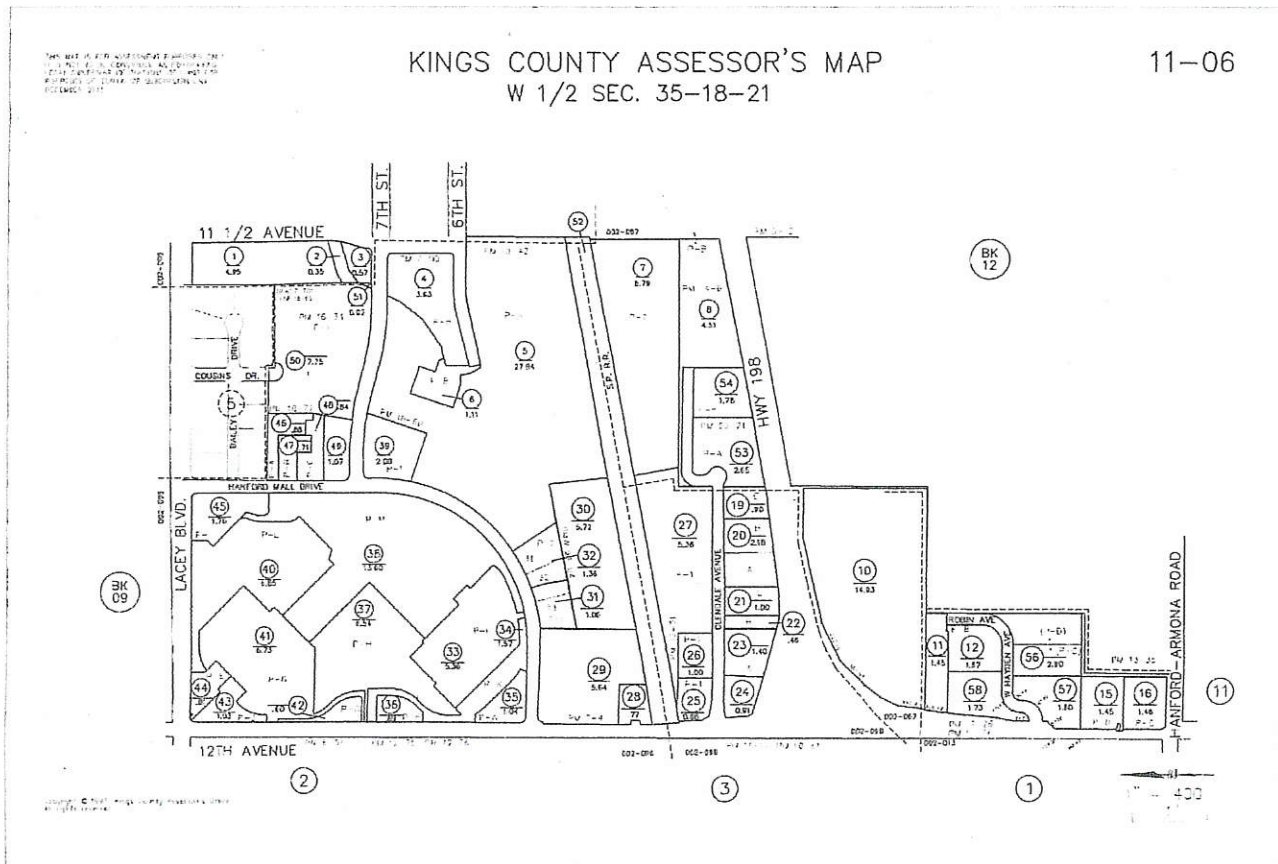


Chicago Title

Chicago Title / Kings (CA)

Owner	: Santa Rosa Indian Community	Parcel	: 011 060 028 000
CoOwner	:	Land	: \$316,385
Site	: 10465 12th Ave Hanford 93230	Struct	:
Mail	: PO Box 8 Lemoore Ca 93245	Other	:
Xfered	: 02/29/2000	Doc #	: 3608 Multi-Parcel
Price	:	Deed	: Correction
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	:	% Imprv	:
MapGrid	:	% Owned	: 100
LandUse	: 900 Vacant Res	TaxArea	: 002096
Census	: Tract : 10.02 Block : 1	16-17 Tax	: \$3,572.58

Bedrooms	:	Bldg SqFt	:	Lot Acres	: 1.06
Bathrooms	:	1st Flr SqFt	:	Lot SqFt	: 46,174
Fireplace	:	2nd Flr SqFt	:	Lot Dimen	:
Air Cond	:	BasementSF	:	Year Built	:
Units	:	Garage Type	:	Bldg Mail	:
Stories	:	Garage SqFt	:	Bldg Shape	:
Pool	:	AddlRm SqFt	:	Bldg Class	:



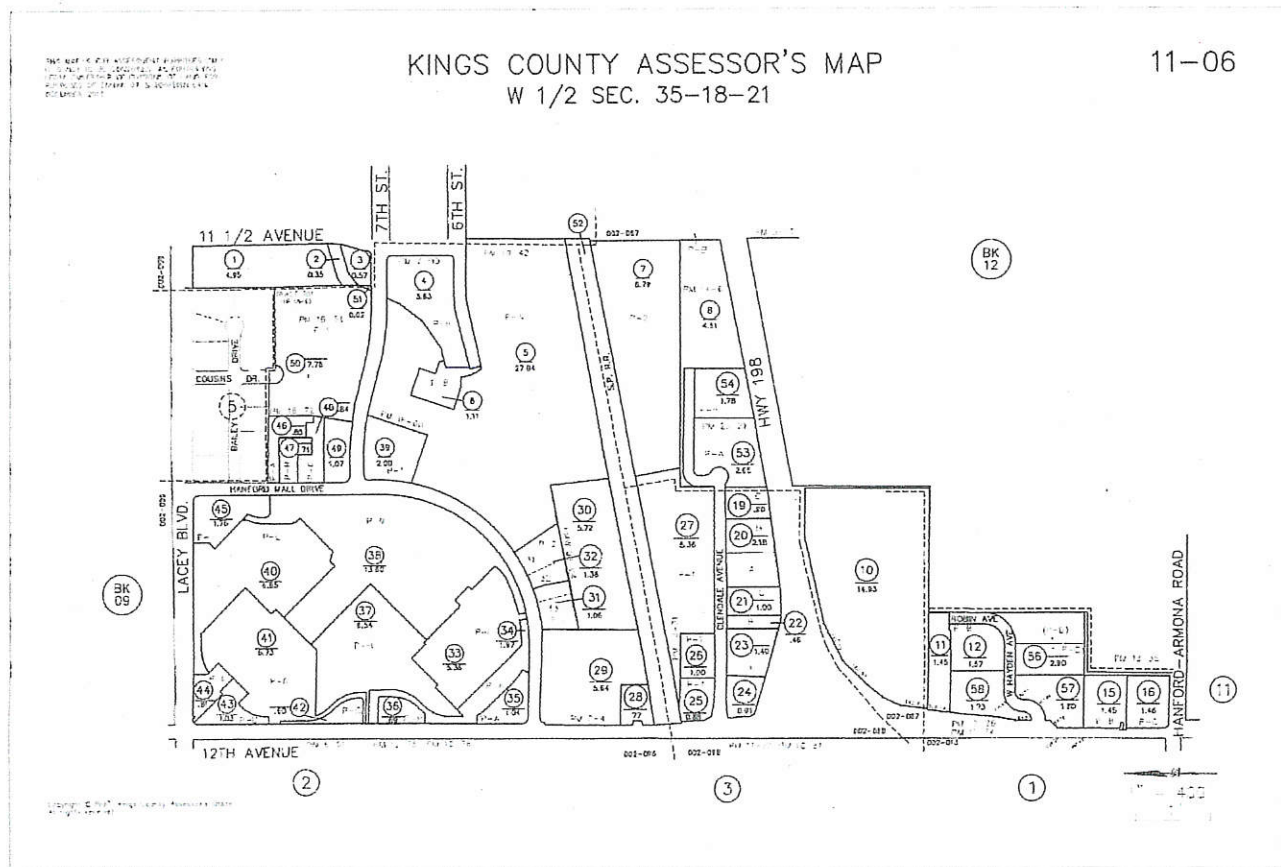
Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

Chicago Title

Chicago Title / Kings (CA)

Owner	: Santa Rosa Indian Community	Parcel	: 011 060 029 000
CoOwner	:	Land	: \$1,683,402
Site	: *no Site Address*	Struct	:
Mail	: PO Box 8 Lemoore Ca 93245	Other	:
Xfered	: 02/29/2000	Doc #	: 3608 Multi-Parcel
Price	:	Deed	: Correction
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	:	Total	: \$1,683,402
MapGrid	:	Exempt	:
LandUse	: 3700 Commercial Lot	Type	:
Census	: Tract : 10.02 Block : 1	% Imprv	:
		% Owned	: 100
		TaxArea	: 002096
		16-17 Tax	: \$19,009.22

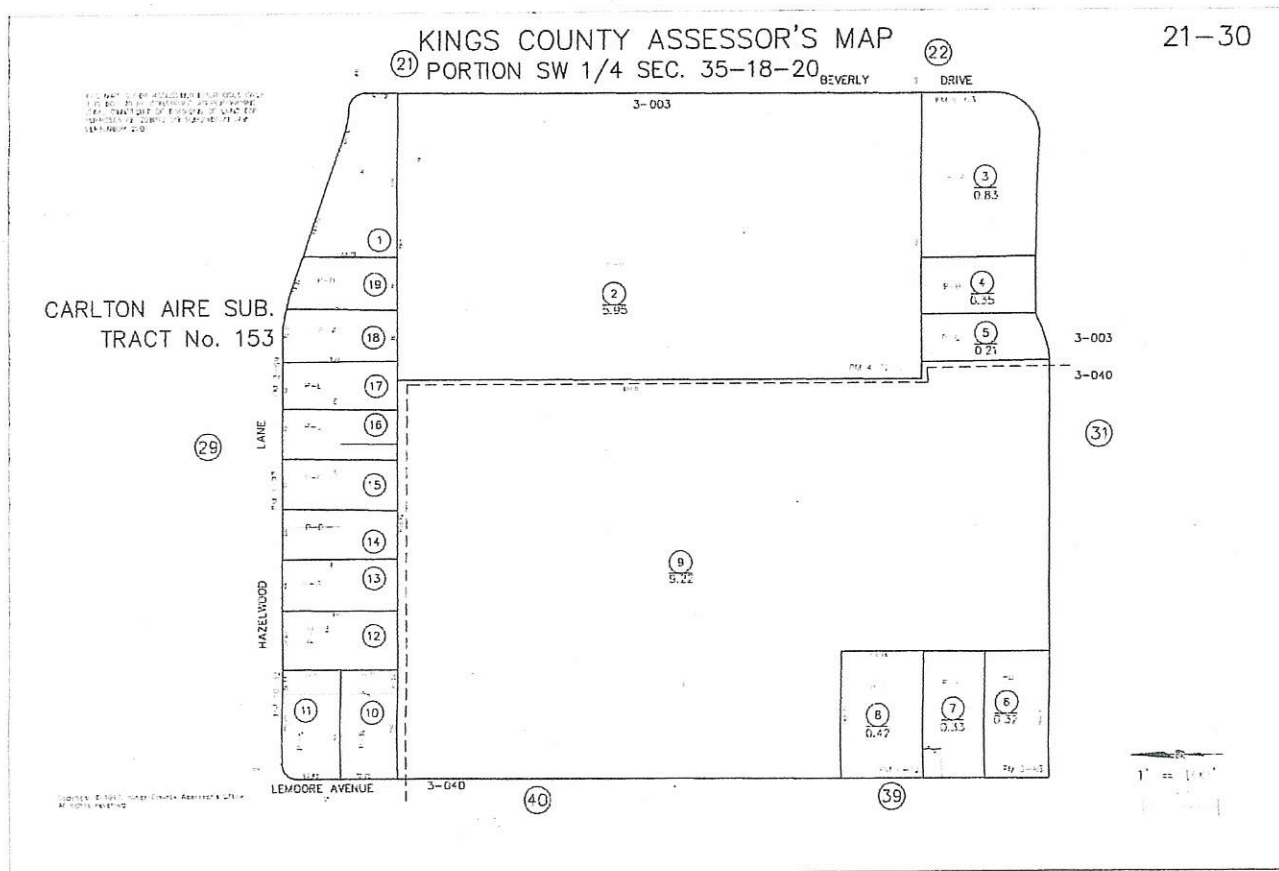
Bedrooms	:	Bldg SqFt	:	Lot Acres	: .18
Bathrooms	:	1st Flr SqFt	:	Lot SqFt	: 7,866
Fireplace	:	2nd Flr SqFt	:	Lot Dimen	:
Air Cond	:	BasementSF	:	Year Built	:
Units	:	Garage Type	:	Bldg Matl	:
Stories	:	Garage SqFt	:	Bldg Shape	:
Pool	:	AddlRm SqFt	:	Bldg Class	:



Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.



Owner	: Santa Rosa Indian Community	Parcel	: 021 300 007 000
CoOwner	:	Land	: \$151,342
Site	: 1120 N Lemoore Ave Lemoore 93245	Struct	:
Mail	: PO Box 8 Lemoore Ca 93245	Other	:
Xfered	: 02/29/2000	Doc #	: 3608 Multi-Parcel
Price	:	Deed	: Correction
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	:	% Imprv	:
MapGrid	:	% Owned	: 100
LandUse	: 5900 Comm/Indus Vac Lot	TaxArea	: 003040
Census	: Tract : 4.03 Block : 3	16-17 Tax	: \$1,625.46
Bedrooms	:	Bldg SqFt	:
Bathrooms	:	1st Flr SqFt	:
Fireplace	:	2nd Flr SqFt	:
Air Cond	:	BasementSF	:
Units	:	Garage Type	:
Stories	:	Garage SqFt	:
Pool	:	AddlRm SqFt	:
		Lot Acres	: .33
		Lot SqFt	: 14,375
		Lot Dimen	:
		Year Built	:
		Bldg Mail	:
		Bldg Shape	:
		Bldg Class	:



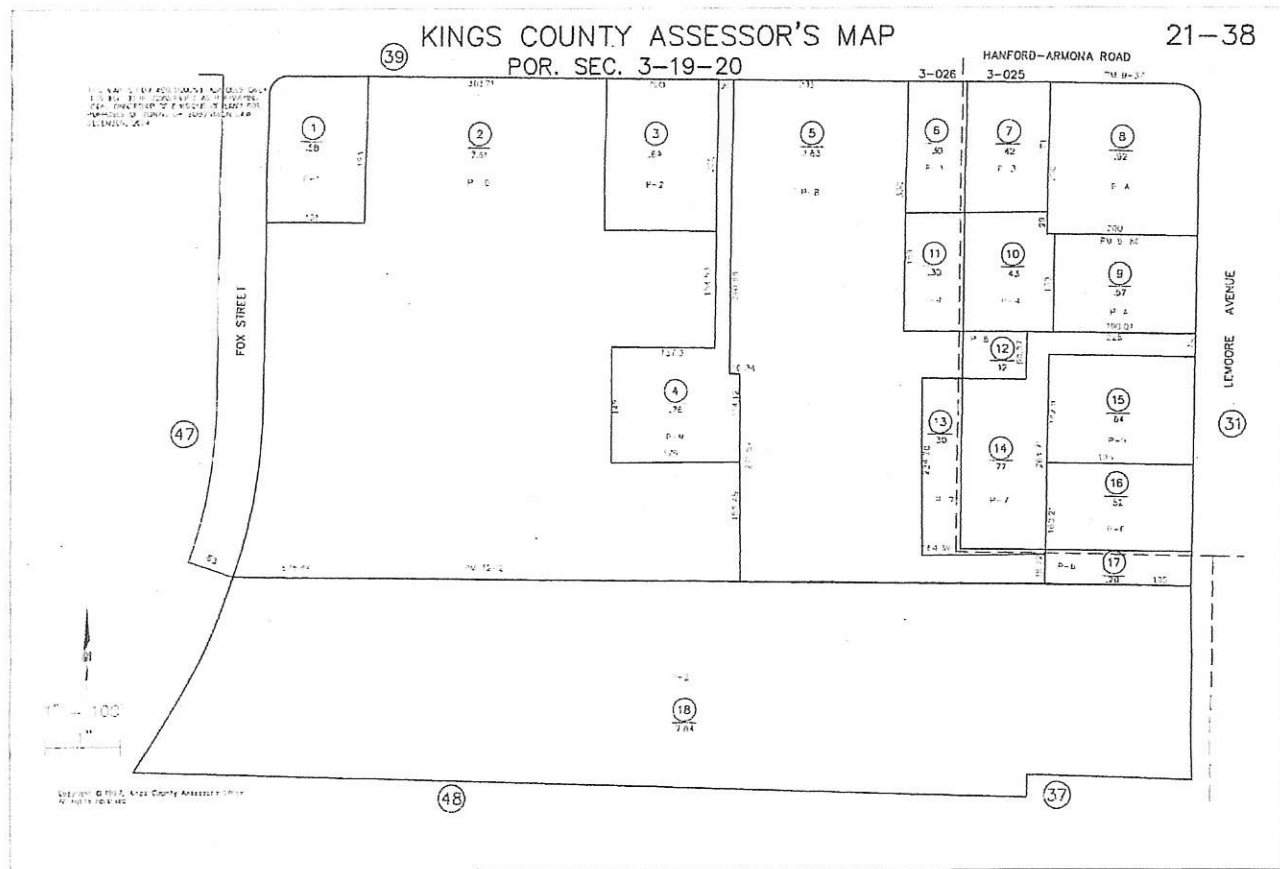
Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

Chicago Title

Chicago Title / Kings (CA)

Owner	: Santa Rosa Indian Community	Parcel	: 021 380 016 000
CoOwner	:	Land	: \$268,290
Site	: 1019 N Lemoore Ave Lemoore 93245	Struct	: \$620,456
Mail	: PO Box 8 Lemoore Ca 93245	Other	:
Xfered	: 02/29/2000	Doc #	: 3608 Multi-Parcel
Price	:	Deed	: Correction
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	:	Total	: \$888,746
MapGrid	:	Exempt	:
LandUse	: 5900 Comm/Indus Vac Lot	Type	:
Census	: Tract : 4.04 Block : 1	% Imprv	: 70
		% Owned	: 100
		TaxArea	: 003025
		16-17 Tax	: \$9,791.36

Bedrooms	:	Bldg SqFt	: 2,080	Lot Acres	: .52
Bathrooms	:	1st Flr SqFt	:	Lot SqFt	: 22,651
Fireplace	:	2nd Flr SqFt	:	Lot Dimen	:
Air Cond	:	BasementSF	:	Year Built	:
Units	:	Garage Type	:	Bldg Matl	:
Stories	:	Garage SqFt	:	Bldg Shape	:
Pool	:	AddlRm SqFt	:	Bldg Class	:

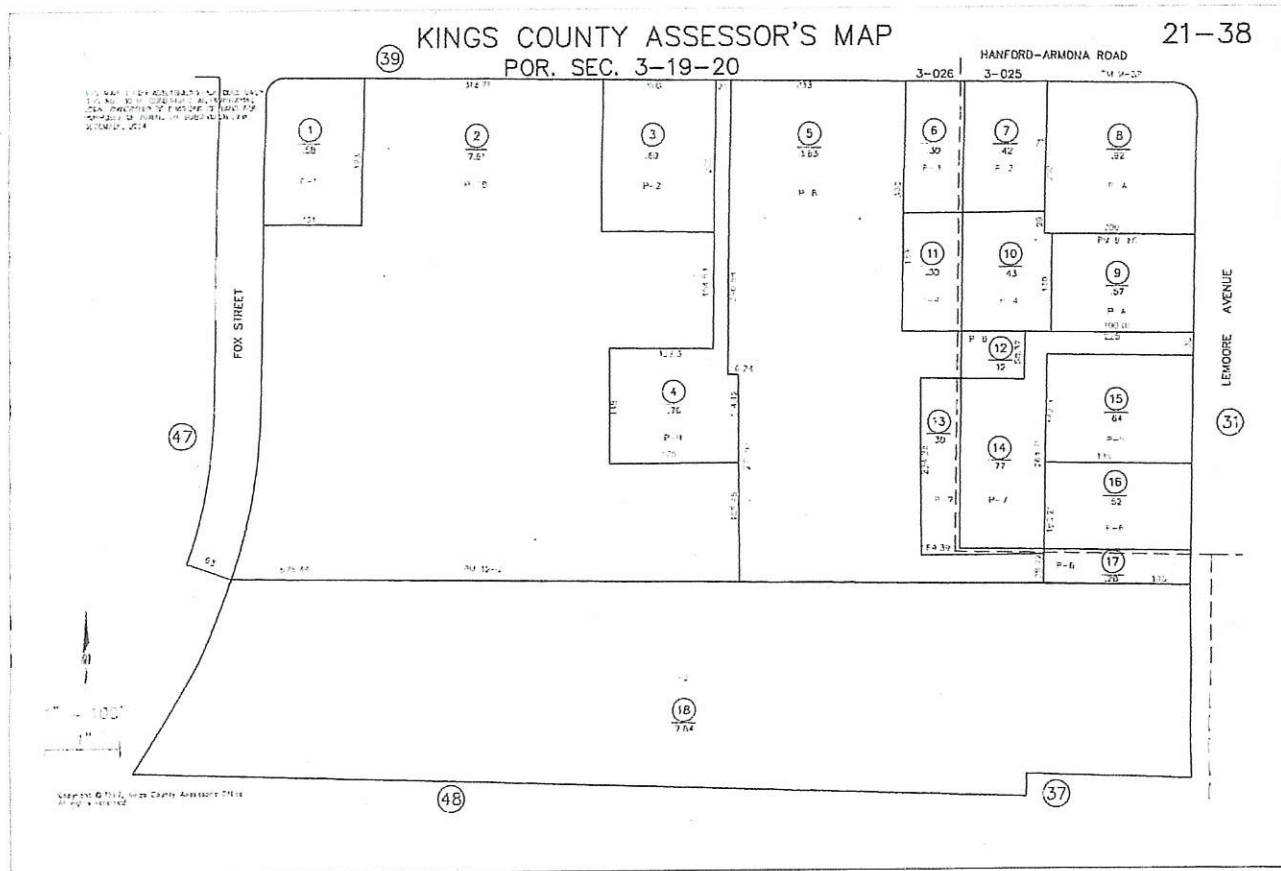


Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

Chicago Title

Chicago Title / Kings (CA)

Owner	: Santa Rosa Indian Community	Parcel	: 021 380 017 000
CoOwner	:	Land	: \$91,269
Site	: *no Site Address*	Struct	: \$11,918
Mail	: PO Box 8 Lemoore Ca 93245	Other	:
Xfered	: 02/29/2000	Doc #	: 3608 Multi-Parcel
Price	:	Deed	: Correction
LoanAmt	:	Loan	:
Lender	:	IntTy	:
Vesting	:	Total	: \$103,187
MapGrid	:	Exempt	:
LandUse	: 5900 Comm/Indus Vac Lot	Type	:
Census	: Tract : 4.04 Block : 1	% Imprv	: 12
		% Owned	: 100
		TaxArea	: 003026
		16-17 Tax	: \$1,202.72
Bedrooms	:	Bldg SqFt	:
Bathrooms	:	1st Flr SqFt	:
Fireplace	:	2nd Flr SqFt	:
Air Cond	:	BasementSF	:
Units	:	Garage Type	:
Stories	:	Garage SqFt	:
Pool	:	AddlRm SqFt	:
		Lot Acres	: .20
		Lot SqFt	: 8,712
		Lot Dimen	:
		Year Built	:
		Bldg Matl	:
		Bldg Shape	:
		Bldg Class	:



Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

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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.
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- 151.3 Land acquisition policy.
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- 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, 450b, 451, 464, 465, 487, 488, 489, 501, 502, 573, 574, 576, 608, 608a, 610, 610a, 622, 621, 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

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 limitations

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

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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 (c) 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:

(i) 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:

(i) 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.