

M412701



United States Department of the Interior

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

IN REPLY REFER TO:

MAY 01 2012

Notice of (Gaming) Land Acquisition Application

Due to the lapse of time, we are reissuing this notice to again seek comments regarding the within-subject application submitted by the Scotts Valley Band of Pomo Indians of California. The previous notice was dated March 11, 2005.

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

Scotts Valley Band of Pomo Indians

Legal Land Description/Site Location:

Real property in the unincorporated area of the County of Contra Costa, State of California, described as follows:

That parcel of land described in the Deed to Andrew Anfibolo, recorded January 23, 1922, Book 408 of Deeds, Page 179, Contra Costa County Records, described as follows:

Being a portion of Lot 210, as said Lot is so delineated and designated in that certain Map entitled "Map of the San Pablo Rancho Accompanying and Forming a Part of the Final Report of the Referees in Partition", a certified copy of which was filed in the Office of the County Recorder of said Contra Costa County on March 1, 1894 and a portion of Lot 32, Section 35, Township 2 North, Range 5 West, MDB&M, more particularly described as follows:

Beginning at the southwest corner of Section 36, Township 2 North, Range 5 West, MDB&M, thence due West 660 feet along the North line of a road 30 feet wide to a stake, thence due North 693 feet to a stake, thence due East 660 feet, thence due South, 693 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the premises granted to the Broadline Corporation, recorded September 12, 1968, in Book 5707 of Official Records, Page 155.

ALSO EXCEPTING THEREFROM:

The interest conveyed to the City of Richmond by Deed recorded May 22, 1995, Series No. 95-80157 of Official Records, described as follows;

PARCEL 1-A:

Beginning at the southeast corner of Parcel One as described in the Deed from the Duncan-Harrelson Company to Broadline Corporation recorded September 12, 1968, in Book 5707 of Official Records, Page 155, Contra Costa County Records, thence from said point of beginning along the East line of Parcel One North 01° 03' 12" East 29.17 feet thence leaving said East line South 84° 17' 55" East 235.48 feet, thence South 01°05' 48" West 10.09 feet to the South line of said 10.5 acre parcel, thence along said South line North 88° 56' 43" West 234.70 feet to the point of beginning.

PARCEL 1-B:

Beginning at the northeast corner of Parcel Two as described in the Deed from the Duncan-Harrelson Company to Broadline Corporation recorded September 12, 1968 in Book 5707 of Official Records, Page 155, Contra Costa County Records, thence from said point of beginning along the East line of Parcel Two South 02° 03' 12" West 70.22 feet, thence leaving said East line from a tangent bearing of North 36°04' 29" East along a curve to the right with a radius of 910.00 feet, through a central angle of 1° 43'05" for an arc length of 26.76 feet, thence North 53° 21' 12" East 68.62 feet, thence North 03°45'07" East 6.57 feet to the North line of said 10.5 acre parcel, thence along said North line North 88° 56' 01" West 70.28 feet to the point of beginning.

APN: 408-130-018 and 408-130-037

PARCEL 2:

Portion of Lot 201, as designated on that certain Map entitled "Map of the San Pablo Rancho, Accompanying and Forming a Part of the Final Report of the Referees in Partition", filed March 1, 1894, Contra Costa County Records, and a portion of Lot 32, Section 35, Township 2 North, Range 5 West, Mount Diablo Base and Meridian, described as follows:

The South 309 feet of the West 282 feet, right angle measurement of the parcel of land described in the Deed to the Duncanson-Harrelson Co., recorded July 8, 1964, Book 4655, Official Records, Page 318.

EXCEPTING FROM PARCEL 2:

That portion thereof condemned to the City of Richmond, a municipal corporation, in fee simple absolute, pursuant to Final Order of Condemnation of the Superior Court of the State of California, in and for the County of Contra Costa, Case No. C94-05306, a certified copy of which recorded March 26, 1998, Series No. 98-63421, Official Records.

APN: 408-130-039

PARCEL 3:

Portion of Lot 201, as designated on that certain Map entitled "Map of the San Pablo Rancho, Accompanying and Forming a Part of the Final Report of the Referees in Partition", filed March 1, 1894, Contra Costa County Records, and a portion of Lot 32, Section 35, Township 2 North, Range 5 West, Mount Diablo Base and Meridian, described as follows:

The North 384 feet of the West 282 feet, right angle measurement, of the parcel of land described in the Deed to the Duncanson-Harrelson Co, recorded July 8, 1964, Book 4655, Official Records, Page 318.

EXCEPTING FROM PARCEL 3:

That portion thereof condemned to the City of Richmond, a municipal corporation, in fee simple absolute, pursuant to Final Order of Condemnation of the Superior Court of the State of California in and for the County of Contra Costa, Case No. C94-05306, a certified copy of which recorded March 26, 1998, Series No. 98-63421, Official Records.

APN: 408-130-038

PARCEL 4:

A portion of Lot 201, as shown on the Map of San Pablo Rancho, filed March 1, 1894, in the Office of the County Recorder of Contra Costa County, and also being a portion of Swamp and Overflowed Survey No. 189, described as follows:

Beginning at a point on the line between Sections 35 and 36, Township 2 North, Range 5 West, Mount Diablo Base and Meridian, said point being North 693 feet from the southwest corner of said Section 36; thence East 660 feet to a stake; thence North 627 feet to a 3 by 3 redwood stake marked 23, 24, 25, 26; thence along the South line of a road 20 feet wide, West 660 feet to a 3 by 3 redwood stake marked 24, 17, 32, 25, being the northwest corner of the southwest 1/4 of the southwest 1/4 of said Section 36; thence South 627 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the following described parcel of land lying within the above mentioned Parcel 4, described as follows:

Beginning at a point on the southerly line of that certain parcel of land described in the Deed from Sanwa Bank California to Color Spot, Inc., recorded March 6, 1991 in Book 16435 of Official Records at Page 659, Contra Costa County Records, which bears along said southerly line North 88° 56' 01" West 307.82 feet from the southeast corner of said parcel conveyed to Color Spot Inc.; thence from said point of beginning leaving said southerly line North 3° 45' 07" East 18.92 feet; thence North 44° 12' 52" East 736.49 feet; thence North 53° 24' 47" East 68.88 feet; thence North 2° 24' 15" East 16.50 feet; thence North 44° 13' 28" East 17.11 feet to the northerly line of said parcel conveyed to Color Spot Inc.; thence along said northwesterly line North 89° 00' 53" West 763.92 feet to the northwesterly corner of said parcel conveyed to Color Spot Inc.; thence along the northwesterly and westerly lines of said parcel conveyed to Color Spot, Inc. South 65° 33' 12" West 176.90 feet and South 1° 03' 12" West 550.02 feet to the southwest corner of said parcel conveyed to Color Spot Inc.; thence along said southerly line South 88° 56' 01" East 352.26 feet to the point of beginning, as awarded in that Judgment in Condemnation Superior Court Case No. C93-03756, Contra Costa County, recorded April 4, 2003 as Instrument No. 2003-154972, Official Records.

APN: 408-090-044 (portion)
(formally APN 408-090-031)

PARCEL 5:

A right of way, not to be exclusive as an appurtenance to Parcel Four above, for use as a roadway for vehicles of all kinds, pedestrians and animals, and as a right of way for water, gas, oil and sewer pipe lines, and for telephone, electric light and power lines, together with the necessary poles or underground conduits to carry said lines, over and under the following described parcel of land:

Portion of Lot 201, as shown on the Map of the San Pablo Rancho, filed March 1, 1894, in the Office of the County Recorder of Contra Costa County, and also a portion of Swamp Overflowed Survey No. 189, described as follows:

Beginning at a point on the line between Sections 35 and 36, Township 2 North, Range 5 West, Mount Diablo Base and Meridian, said point being due North, 1340.0 feet from the southeast corner of Section 35 and the southwest corner of Section 36; proceeding thence due West 20.0 feet; thence due South 20.0 feet; thence East 680 feet to the West line of the parcel of land described in the Deed from Giovanni Siri to Giambatista Siri, dated October 29, 1956, recorded November 1, 1956, in Book 2873, Page 440, Official Records; thence North along said West line, 2873 OR 440, 20 feet; thence West 660 feet to the point of beginning.

PARCEL 6:

A right of way, not to be exclusive, as an appurtenance to that parcel of land described in the Deed from East Bay Water Company, a corporation, to Giovanni Siri, Giambatista Siri, Nicola Patrone and Nicolo Siri, dated January 22, 1921, and recorded January 27, 1921, in Book 376 of Deeds, Page 207, Records of Contra Costa County, State of California, for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for television service, telephone, electric light and power lines, together with the necessary poles or conduits over a strip of land 20 feet in width, described as follows:

Portion of Lot 201, as shown on the Map of San Pablo Rancho filed March 1, 1894, in the Office of the County Recorder of Contra Costa County, described as follows:

Beginning at a point on the South line of a 20 feet in width road which bears North 1320 feet and East 660 feet from the southeast corner of Section 35, Township 2 North, Range 5 West, Mount Diablo Base and Meridian, said point of beginning also being the northeast corner of the parcel of land described in the Deed from East Bay Water Company to Luigi Gallino, dated March 1, 1920, recorded March 15, 1920 In Book 354 of Deeds, Page 472; thence from said point of beginning East along said South line, 1120 feet to the West line of the County Road known as Goodrich Avenue; thence North along said West line, 20 feet to the South line of the parcel of land described in the Deed from East Bay Water Company to Michele Credolo, dated November 10, 1926, recorded November 29, 1926, in Book 49, Page 447, Official Records; thence West along said South line and along the South line of the parcel of land firstly described in the Deed from East Bay Water Company to Giovanni Siri, dated December 24, 1923, recorded January 9, 1924, in Book 462 of Deeds, Page 73, being along the North line of said 20 feet in width road, 1120 feet to the southwest corner of said Siri Parcel; thence South 20 feet to the point of beginning.

PARCEL 7:

A portion of Lot 201, as shown on the Map of San Pablo Rancho, filed March 1, 1894, in the Office of the County Recorder of Contra Costa County, described as follows:

Beginning at the southwest corner of Section 36, Township 2 North, Range 5 West, Mount Diablo Base and Meridian; thence due East 660 feet along the North line of road 30 feet wide, to a stake; thence due North 693 feet to a stake; thence due West 660 feet; thence due South 693 feet into the point of beginning.

EXCEPTING FROM PARCEL 7:

That portion of said Parcels contained in the Deed from Bio-Rad Laboratories, a California corporation, to George F. Case Company, a California corporation, dated July 14, 1966, and recorded August 11, 1966, in Book 5181, Page 99, Official Records.

APN: 408-090-044 (Portion)

PARCEL 8:

Portion of Lot 201, as shown on the Map of San Pablo Rancho, filed March 1, 1894, in the Office of the County Recorder of Contra Costa County, described as follows:

Beginning at the southwestern corner of the parcel of land shown as Parcel Three in the Deed from Luigi Gallino, et ux, to Augustine J. Gallino, et ux, dated August 12, 1957, in Book 3012, Page 59, Official Records; thence North along the western line of said Parcel Three, 3012 OR 59, to and along the western line of the land shown as Parcel Two in said Deed, 3012 OR 59, a distance of 697 feet; thence East parallel with the southern line of said Parcel Two, a distance of 250 feet; thence South parallel with the western lines of said Parcels Two and Three, 3012 OR 59, 697 feet to the southern line of said Parcel Three; thence along the last named line West, 250 feet to the point of beginning.

APN: 408-090-044 (Portion)

PARCEL 9:

A portion of Swamp and Overflowed Survey No.189 and a portion of Lot 201, Rancho San Pablo, described as follows:

Beginning at a point in the line between Sections 35 and 36, in Township 2 North, Range 5 West, Mount Diablo Base and Meridian, and point of beginning being located due North and distant 693 feet from the southeast corner of said Section 35, this said point of beginning also being the northeast corner of a certain 10.50 acre tract of land sold to Andrew Anfibolo; thence North 627 feet to a 3 by 3 inch redwood stake marked 17, 25, 25 and 32; thence West 494.34 feet; more or less, to the line of tide land survey; thence along this said survey line South 64° 30' West 117.48 feet, more or less, to the direct

extension northerly of the western line of said 10.50 acre tract of land sold to Andrew Anfibolo; thence South 480.80 feet, more or less, to the northwest corner of the above mentioned 10.50 acre tract; thence East along the North line of this said 10.50 acre tract 660 feet to a point of beginning.

EXCEPTING THEREFROM:

That portion of the following described parcel of land lying within the above mentioned Parcel Six, described as follows:

Beginning at a point on the southerly line of that certain parcel of land described in the Deed from Sanwa Bank California to Color Spot, Inc., recorded March 6, 1991 in Book 16435 of Official Records at Page 659, Contra Costa County Records, which bears along said southerly line North 88° 56' 01" West 307.82 feet from the southeast corner of said parcel conveyed to Color Spot Inc.; thence from said point of beginning leaving said southerly line North 3° 45' 07" East 18.92 feet; thence North 44° 12' 52" East 736.49 feet; thence North 53° 24' 47" East 68.88 feet; thence North 2° 24' 15" East 16.50 feet; thence North 44° 13' 28" East 17.11 feet to the northerly line of said parcel conveyed to Color Spot Inc.; thence along said northerly line North 89° 00' 53" West 763.92 feet to the northwesterly corner of said parcel conveyed to Color Spot Inc.; thence along the northwesterly and westerly lines of said parcel conveyed to Color Spot, Inc. South 65° 33' 12" West 176.90 feet and South 1° 03' 12" West 550.02 feet to the southwest corner of said parcel conveyed to Color Spot Inc.; thence along said southerly line South 88° 56' 01" East 352.26 feet to the point of beginning, as awarded in that Judgment in Condemnation, Superior Court Case No. C93-03756, Contra Costa County, recorded April 4, 2003 as Instrument No. 2003-154972, Official Records.

APN: 408-090-044 (Portion)

PARCEL 10:

Being a portion of that certain Parcel of land described in the Deed from Clifford Git Ng and Daisy Ng, his wife, as joint tenants, to the City of Richmond, a municipal corporation, recorded September 29, 1944, Series No. 94-244105, Official Records, and re-recorded June 23, 1995, Series No. 95-098625, Official Records, described as follows:

Beginning at the southeast corner of said Parcel conveyed to the City of Richmond; thence from said point of beginning, along the southerly line of said Parcel conveyed to the City of Richmond, North 89° 00' 53" West 396.35 feet; thence leaving said southerly line, North 44° 13' 28" East 558.65 feet to a point in the northerly line of said Parcel conveyed to the City of Richmond; thence along said northerly line, South 89° 00' 53" East 14.07 feet to the northeasterly corner of said Parcel conveyed to the City of Richmond; thence along the easterly line of said Parcel conveyed to the City of Richmond, South 1° 02' 37" West 406.98 feet to the point of beginning.

APN: 408-090-044

PARCEL 10-A:

A non-exclusive easement for roadway, access and utility purposes under/ upon, over and across that certain real property described as follows:

Being Parcel Three as described in said Deed to the City of Richmond and described as follows:

Beginning at the southeast corner of said Parcel conveyed to the City of Richmond; thence from said point of beginning, along the southerly line of said Parcel Three, South 89° 00' 53" East 1120.08 feet to the southeast corner of said Parcel Three; thence along the easterly line of said Parcel Three, North 1° 02' 37" East 20.00 feet to the northeasterly corner of said Parcel Three; thence along the northerly line of said Parcel Three, North 89° 00' 53" West 1120.06 feet to the intersection thereof with the easterly line of said Parcel conveyed to the City of Richmond; thence leaving said northerly line along said easterly line South 1° 02' 37" West 20.00 feet to the point of beginning.

Project Description/Proposed Land Use:

The subject property consists of 29.87 acres, more or less, and is located in an industrial area on the Richmond Parkway at Parr Boulevard. The Tribe is proposing construction of a gaming facility that includes a 225,000 sq. ft. building, 25,000 sq. ft. events center, over 3,500 parking spaces (including parking garage), and 2,000 gaming machines and a bingo area.

Current Use/Taxes and Zoning:

The Contra Costa County Tax Assessor's Office lists the current taxes as follows:

Parcel 408-130-038-8 = \$3,214.20
 Parcel 408-130-039-6 = \$5,465.08
 Parcel 408-130-037-0 = \$20,864.14
 Parcel 408-130-018-0 = \$2,248.70
 Parcel 408-090-044-4 = \$56,107.70
 Parcel 408-090-040-2 = \$5,802.46

Existing Easements/Encumbrances:

Please refer to Schedule "B" for encumbrances.

As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

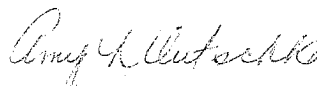
This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the notice to said party or timely provide our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Arvada Wolfen, Realty Specialist, at (916) 978-6069.

Sincerely,



Regional Director

Attachments

Schedule "B"
Assessor's Parcel Maps
Vicinity Map
Distribution List

Distribution List

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (ten copies) – 7011 2970 0000 0580 8235
Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

Ms. Sara J. Drake, Deputy Attorney General – 7011 2970 0000 0580 8242
State of California
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Mr. Jacob Appelsmith – 7011 2970 0000 0580 8273
Deputy Legal Affairs Secretary
Office of the Governor of California
State Capitol Building
Sacramento, California 95814

Contra Costa County Tax Collector – 7011 2970 0000 0580 8266
Post Office Box 631
Martinez, California 94553-0063

Ron Thomsen, Assessor – 7011 2970 0000 0580 8280
Contra Costa County Assessor Office
2530 Arnold Drive, Suite 100
Martinez, California 94553-4359

Dennis Barry – 7011 2970 0000 0580 8297
Community Development Director
Contra Costa County
2530 Arnold Drive, Suite 100
Martinez, California 94553-4359

John Gioia, District 1 Supervisor – 7011 2970 0000 0580 8303
Contra Costa County
11780 San Pablo Avenue, Suite D
El Cerrito, California 94530

Tina Gallegos – 7011 2970 0000 0580 8310
City Planner
13831 San Pablo Avenue, Bldg. 3
San Pablo, California 94806

Matt Rodriguez – 7011 2970 0000 0580 8327
City Manager
13831 San Pablo Avenue, Bldg. 1
San Pablo, California 94806

David Twa – 7011 2970 0000 0580 8334
County Administrator
Contra Costa County
651 Pine Street, 11 Floor
Martinez, California 94553

Richard Mitchell – 7011 2970 0000 0580 8341
Director of Planning
City of Richmond
450 Civic Center Plaza
Richmond, California 94804

Bill Lindsay – 7011 2970 0000 0580 8358
City Manager
City of Richmond
450 Civic Center Plaza
Richmond, California 94804

Ana Cortez – 7011 2970 0000 0580 8365
Director of Community and Economic Development
City of Richmond
440 Civic Center Plaza
Richmond, California 94804

Jennifer Carmen – 7009 3410 0000 1124 0826
Development Services Manager
City of El Cerrito
10890 San Pablo Avenue
El Cerrito, California 94530

Scott Hanin, City Manager – 7009 3410 0000 1124 0833
City of El Cerrito
10890 San Pablo Ave
El Cerrito, California 94530

City of Pinole – 7011 2970 0000 0580 8372
Planning Division
2131 Pear Street, 2nd Floor
Pinole, California 94564

Belinda B. Espinosa – 7009 3410 0000 1124 0840
City Manager
City of Pinole
2131 Pear Street
Pinole, California 94564

Office of the Honorable Dianne Feinstein – 7009 3410 0000 1124 0703
331 Hart Senate Office Building
Washington, DC 20510

Marjorie Mejia, Chairperson – 7009 3410 0000 1124 0710
Lytton Rancheria
437 Aviation Boulevard
Santa Rosa, California 95403

Regular Mail:

Superintendent, Central California Agency
Bureau of Indian Affairs
650 Capitol Mall, Suite 8-500
Sacramento, California 95814

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 2012-2013, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$28,053.85, PAID
Penalty:	\$0.00
Second Installment:	\$28,053.85, DUE
Penalty:	\$0.00
Tax Rate Area:	85-094
A. P. No.:	408-090-044-4
3. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$2,901.23, PAID
Penalty:	\$0.00
Second Installment:	\$2,901.23, DUE
Penalty:	\$0.00
Tax Rate Area:	85-094
A. P. No.:	408-090-040-2
4. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$2,732.54, PAID
Penalty:	\$0.00
Second Installment:	\$2,732.54, DUE
Penalty:	\$0.00
Tax Rate Area:	85-093
A. P. No.:	408-130-039-6
5. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$1,607.10, PAID
Penalty:	\$0.00
Second Installment:	\$1,607.10, DUE
Penalty:	\$0.00
Tax Rate Area:	85-094
A. P. No.:	408-130-038-8
6. General and special taxes and assessments for the fiscal year 2011-2012.

First Installment:	\$10,432.07, PAID
Penalty:	\$0.00

Second Installment: \$10,432.07, DUE
Penalty: \$0.00
Tax Rate Area: 85-094
A. P. No.: 408-130-037-0

7. General and special taxes and assessments for the fiscal year 2011-2012.
First Installment: \$1,124.35, PAID
Penalty: \$0.00
Second Installment: \$1,124.35, DUE
Penalty: \$0.00
Tax Rate Area: 85-093
A. P. No.: 408-130-018-0
8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
9. Any claim that any portion of the land is or was formerly tidelands and submerged lands within the bed of any tidal slough.
10. Water or water rights as reserved in the Instrument
Entitled: Deed
By and between: East Bay Water Company and Andrew Anfibolo
Recorded: January 23, 1922, Book 408 of Deeds, Page 179
Affects: Parcel 1.
11. An easement for roadway, utilities and incidental purposes, recorded April 11, 1962 in Book 4095, Page 401 of Official Records.
In Favor of: Agustine J. Gallino, et ux
Affects: The Southerly 20 feet of Parcel 10
12. An easement for roadway, utilities and incidental purposes, recorded April 11, 1962 in Book 4095, Page 403 of Official Records.
In Favor of: Francis Ramm
Affects: The Southerly 20 feet of Parcel 10
13. This item has been intentionally deleted.
14. The terms and provisions contained in the document entitled "Drainage Release" recorded June 11, 1990 as Instrument No. 90-118619 in Book 15913, Page 848 of Official Records.

(Affects Parcels 7 through 9 and other property)
15. Abutter's rights of ingress and egress to or from Richmond Parkway along the Northwesterly line of said land have been relinquished in the document recorded May 22, 1995 as Instrument No. 95-80157 of Official Records.

(Affects Parcel 1)

16. An easement for ingress, egress and access to certain utility easements granted to Grantee for the purpose of installing, reconstructing, maintaining, repairing, removing, replacing, modifying, inspecting, using and servicing Grantee's pipelines and facilities related thereto and incidental purposes, recorded August 22, 1996 as Instrument No. 96-156920 of Official Records.
In Favor of: Chevron Pipe Line Company, a Delaware corporation and
Chevron U.S.A., Inc., a Pennsylvania corporation
Affects: A strip along the Southern and Northwestern lines of Parcel 10

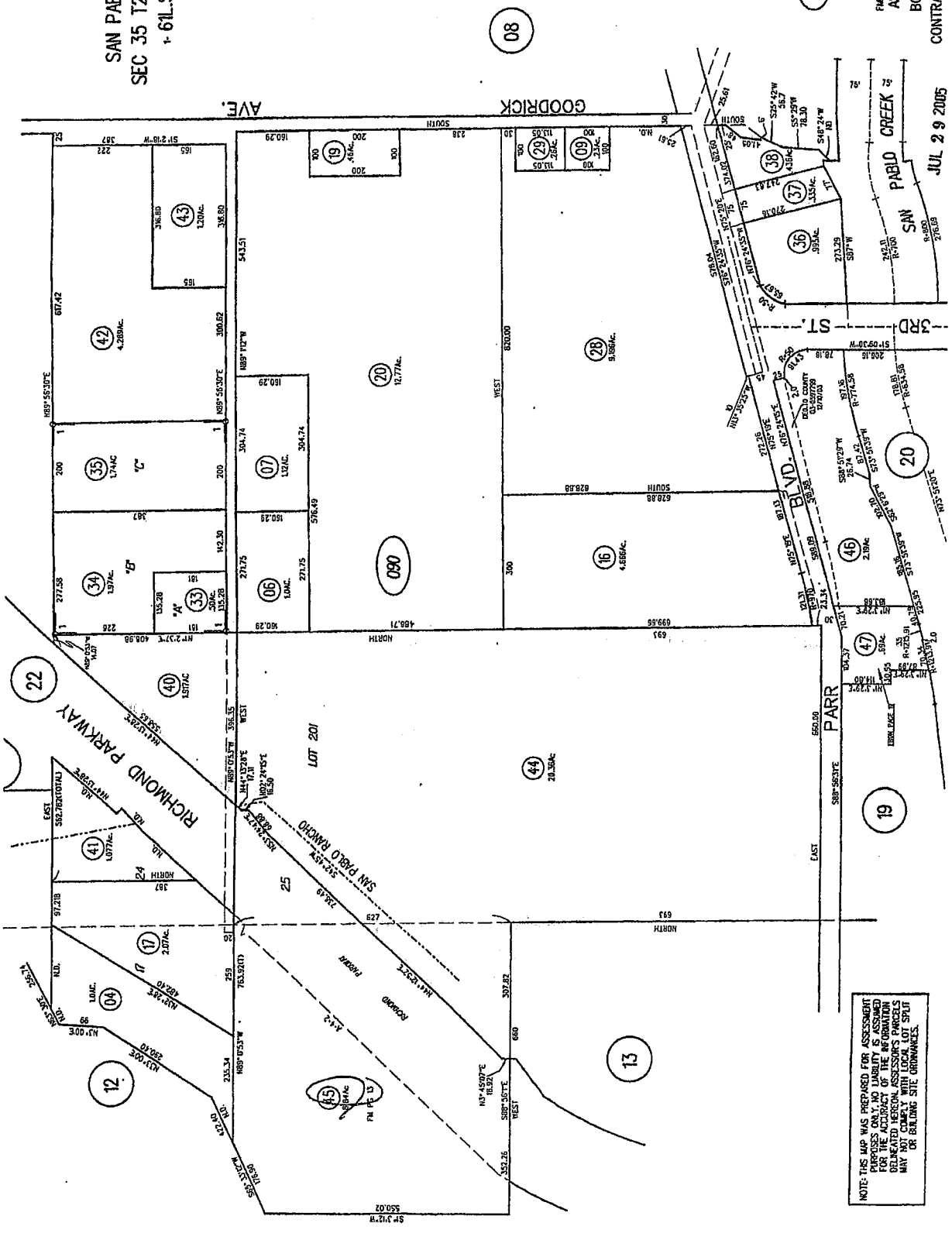
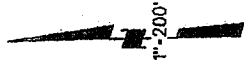
Amended on March 18, 1999, recorded June 16, 1999 as Instrument No. 99-160838 of Official Records.
17. Abutter's rights of ingress and egress to or from Richmond Parkway have been relinquished in the document recorded March 26, 1998 as Instrument No. 98-63421 of Official Records.

(Affects Parcels 2 and 3)
18. Abutter's rights of ingress and egress to or from the adjacent expressway known as Richmond Parkway have been relinquished in the document recorded November 21, 2000 as Instrument No. 2000-259903 of Official Records.

(Affects Parcel 10)
19. Abutter's rights of ingress and egress to or from Richmond Parkway have been relinquished in the document recorded April 04, 2003 as Instrument No. 2003-154972 of Official Records.

(Affects The Westerly line of Parcels 4 and 9)
20. A Deed of Trust to secure an original indebtedness of \$7,500,000.00 recorded September 08, 2004 as Instrument No. 2004-0346362 of Official Records.
Dated: September 02, 2004
Trustor: NSV Development, LLC, a Florida limited liability company
Trustee: First American Title Insurance Company, its successors and assigns
Beneficiary: Keybank National Association, its successors and assigns
21. A Deed of Trust to secure an original indebtedness of \$7,554,450.40 recorded January 17, 2012 as Instrument No. 2012-0010361-00 of Official Records.
Dated: January 12, 2012
Trustor: NSV Development, LLC, a Florida limited liability company
Trustee: First American Title Company, a California corporation
Beneficiary: AHG Group, LLC, a Florida limited liability company

SAN PABLO RANCHO
SEC 35 T2N R5W MDBM
1-61 L.S.M.2 6-18-76

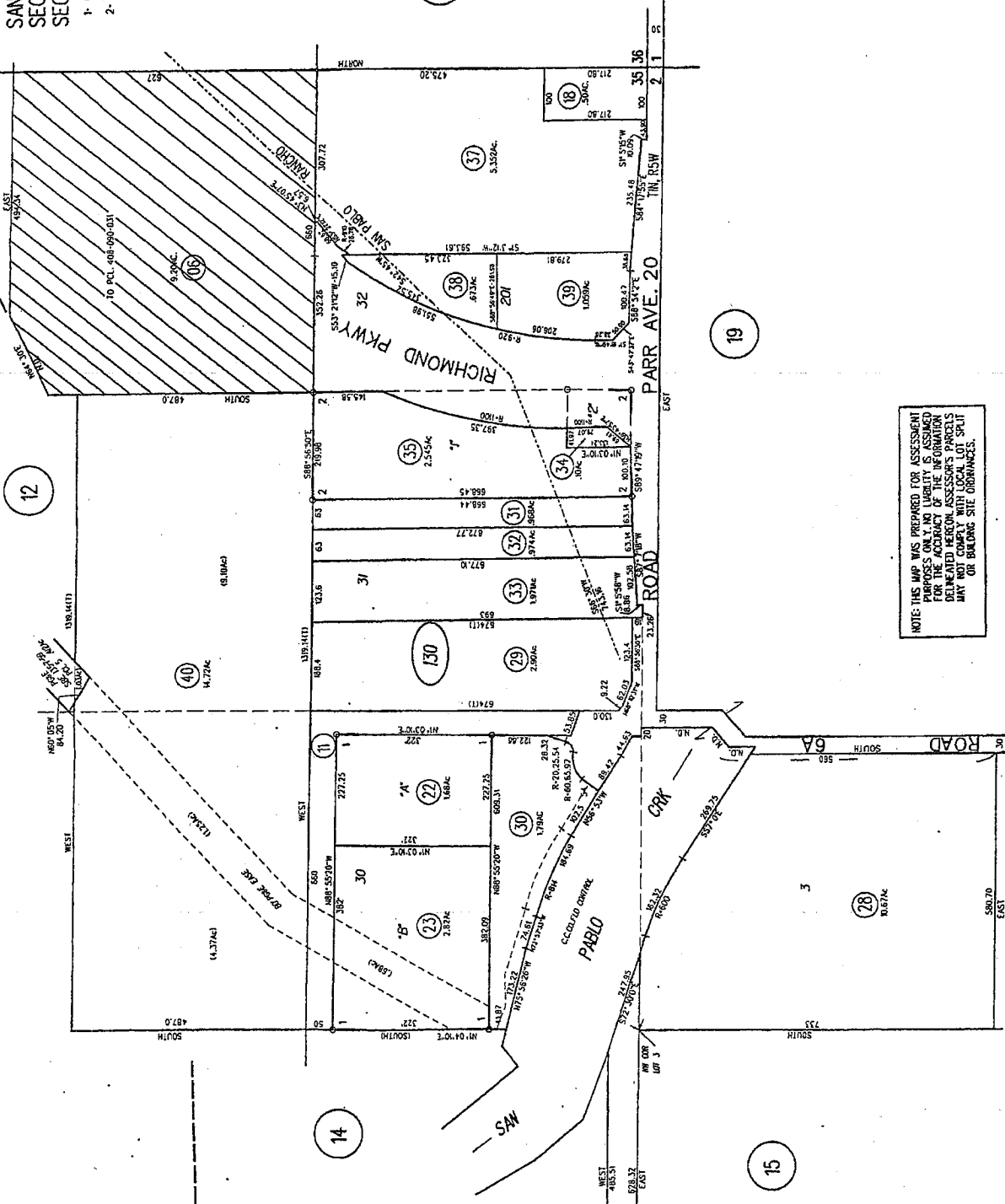
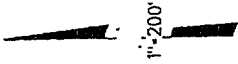


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FM 1-20-31 5-14-58 G.C.C.
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JUL 29 2005

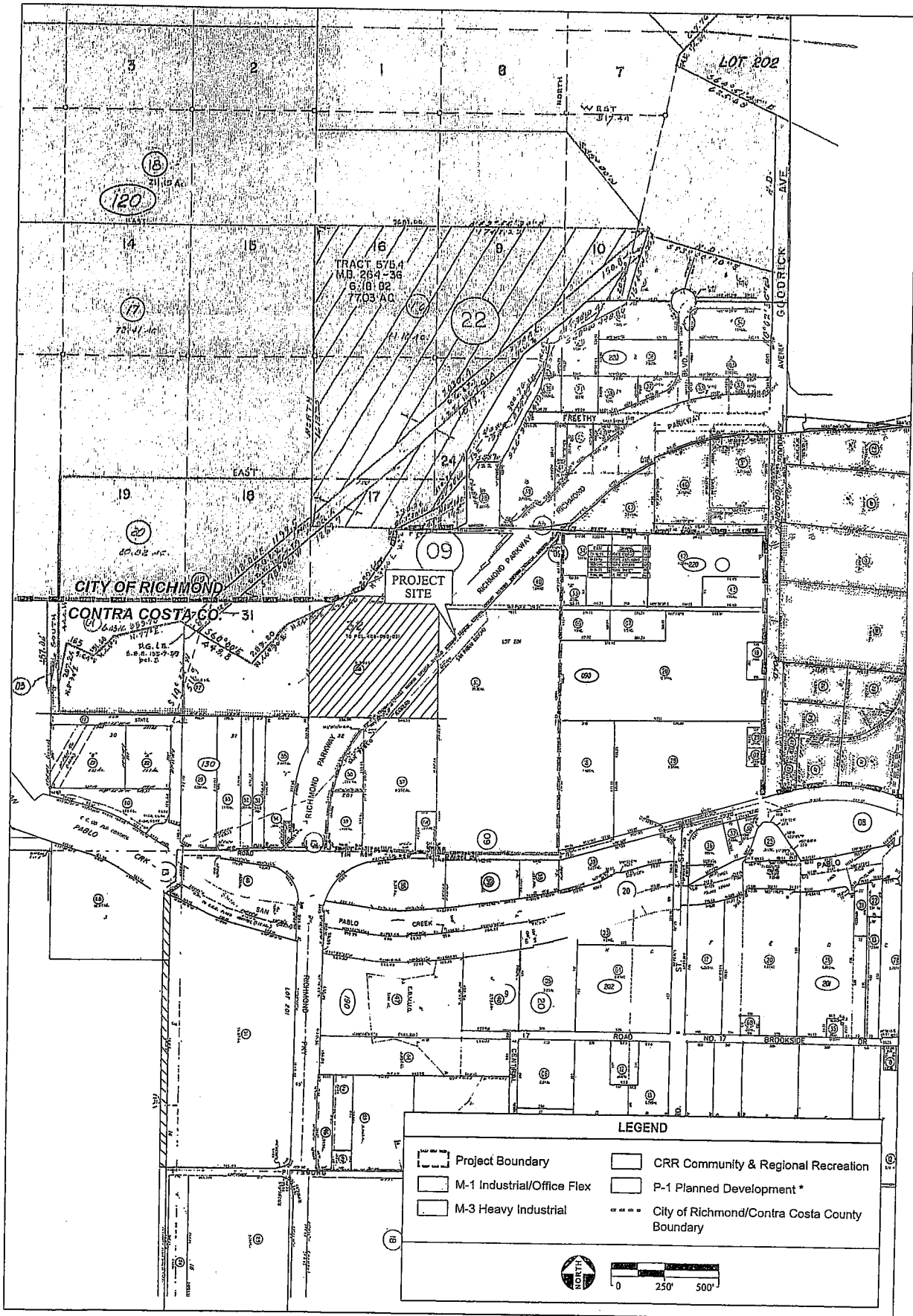
SAN PABLO RANCHO
 SEC 2 T1N, R5W, MDB&M
 SEC 35 T2N, R5W, MDB&M
 1- 64LSM4 1-26-78
 2- 72LSM39 5-9-83



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 CONTRA COSTA COUNTY, CALIF.
 JUL 17 2008



SOURCE: Contra Costa County Code, 2004; City of Richmond Zoning Ordinance, 1997

Scotts Valley Casino EIS / 202519 ■

NOTES: *The planned unit district is intended to allow various uses, buildings, structures, lot sizes and open spaces while insuring substantial compliance with the general plan and the intent of the county code.

Figure 2
Zoning