

Greenville Rancheria Oxnard Factory Outlet Fact Sheet

The Greenville Rancheria of Maidu Indians of California, a federally recognized tribe, is considering the purchase of 25.78 acres within the Oxnard City limits, at the site commonly known as "Oxnard Factory Outlet I & II." These lands are currently owned by FruCon Corporation and the Friedrich Family.

Development of this site is governed by an existing Development Agreement, which established legal entitlements for building and development, including traffic, circulation, parking, and highway access that the Greenville Rancheria believes could immediately accommodate up to an 85,000 square foot casino.

The Greenville Rancheria is currently preparing an application to amend the existing Development Agreement so as to allow for the project. If the existing Development Plan is modified by the City Council to be permissive of a gaming facility, the Tribe will ask the Department of the Interior to take the land into Trust for the purposes of economic development. In addition, the project would include the redevelopment of additional adjacent properties such as the Phase III area of the Outlet, as they became available to the Tribe.

All gaming would be conducted under a Tribal-State Gaming Compact between the Greenville Rancheria and the State of California, made possible by the passage of Proposition 1A in March of 2000.

The project would be developed in phases. In Phase I, the Tribe would develop an approximately 21,600 square foot temporary casino, with 349 slot machines, 50 table games and a snack bar. Surface parking would be provided for 623 cars. The temporary casino will be housed in the existing Factory Outlet structures, until such time a permanent facility could be opened.

The Phase II project would include the development of a 50,000 square foot permanent casino, with a total of 349 slot machines and 100 table games. The Phase II project would also include a 250-seat restaurant, a lounge area, and showroom. Parking would be provided for 1,154 cars.

The existing Development Agreement provides development resources and mitigation measures for environmental impacts - including traffic and air quality - for both the Phase I and Phase II projects. The Tribe's ability to develop additional facilities beyond the Phase I and Phase II projects is dependent on the Tribe's securing of additional slot machines, up to the maximum 2,000 machines per tribe provided for in the Tribal-State Compact.

Currently, there is no mechanism or process in place by which the Tribe could secure additional slot machines beyond the initial 349 machines in Phase I and Phase II. While it is not in the foreseeable future, the Tribe may someday secure the right to up to 2,000 total slot machines. Accordingly, and because the Development Agreement vests development rights through 2012, the Development Agreement Amendment will identify those land uses permitted on the site if the Casino can expand. Expansion of the Casino facility and development of any permitted support commercial facilities would require additional environmental review.

The Greenville Rancheria of Maidu Indians of California is a federally recognized Indian tribe ("Tribe"). The aboriginal people variously referred to as the Maidu, Northern Maidu, Northeastern Maidu and Mountain Maidu occupied areas along the Sacramento River east to the Sierra Nevada mountain crest in Northeastern California. It is generally agreed that that Maidu first settled in the area that is now Plumas and Tehama Counties in Northern California sometime after 1000 A.D. The aboriginal territory of the Greenville Rancheria corresponds to modern-day Shasta, Lassen, Tehama and Plumas Counties.

It is estimated that 4,000 Maidu lived in Plumas County alone. However, with the discovery of gold in 1849, the culture and well-being of the Maidu underwent profound change. The Gold Rush had a severe impact on the natural environment; mining activities silted streams, destroyed fisheries and plant resources, and destroyed animal habitat further limiting hunting resources.

Throughout the last 150 years, the Maidu's ability to survive as a people was greatly challenged. Many Maidu were massacred, others were lost to disease and starvation. By 1962, only 350 Indian people remained in Plumas County.

Most devastating to the Greenville Rancheria was the United States Government's termination of federal recognition of a host of California tribes in the 1950's and 1960's, including the Greenville Rancheria, pursuant to the California Rancheria Act. By this Act, the Greenville Rancheria was stripped of their recognition, and ceased to benefit from any of the services which were provided by the federal government to Indian tribes and their members. The termination removed the federal trust status which previously protected the Maidu land from alienation. As a result the Tribe's land base was entirely lost.

Over the past 40 years, almost all of the original Rancheria inhabitants were forced to relocate to other areas to find work. Those who remained were resolute in the effort to preserve their identity, culture and history. They marshaled the limited resources they had and joined with other California tribes in a suit against the federal government for illegally terminating the Tribe and for removing from protected trust status the small fraction of what was left of their once vast ancestral lands. The tribes prevailed in United States District Court (*Hardwick v. United States*), and the Tribe's sovereignty was restored in 1983 to federal recognition status. However, the Greenville Rancheria remains landless.

After regaining federal recognition in 1983, the Tribe struggled to establish its fledgling government. In 1988, the Tribe formally elected its first Tribal Council since termination. Since that time, the Tribal Government has established fully functional governmental administrative and financial systems. The Tribe operates medical clinics in Red Bluff and in Greenville, offering free services to tribal members, and service for low-income residents through the area. The most recent Tribal elections were held in April 1, 2000. Members of the Tribal Council are elected to staggered four-year terms. Currently, Lorie Jaimes is Chairperson. Loren Timmons is Vice-Chairperson. Eugene Benner is Secretary/Treasurer. Joni Wilson and Marsh Tolen are elected Representatives.

Greenville Rancheria Mitigation Fee Agreement

It is the Greenville Rancheria's intent to fully mitigate potential impacts of the project through the payment of a fee to local government, and welcome the opportunity for this unique partnership with local government.

- The Mitigation Fee, which may be fixed or contingent upon the Casino's gross gaming revenues, could amount to millions of dollars per year. It is anticipated that the Mitigation agreement could cover the following types of items:
 - Reimburse local governments, school districts, special districts for any potential loss of property tax revenue resulting from the conversion of the land from private ownership to sovereign land.
 - Reimburse local governments and special district for any currently unpaid fees. For example, the Phase II of the Factory Outlet Center was to pay road fees, school district fees, and APCD fees upon build-out. As Phase II was never constructed, these fees have yet to be paid.

Once the existing obligations of the Development Agreement are met, the majority of the Mitigation Fees will be available for discretionary funding of local government programs, including such things as enhanced public services, including police and fire protection, crime prevention programs, youth and adult recreation programs, other types of community enhancement projects the community felt was appropriate

By contacting your City Council Member's now, you can express your views on the community's priorities for this new income to the City.

In addition to the Mitigation Fee paid to local government, the Tribe, as a sovereign nation, would contract with local districts for water, sewage, electrical, and public safety services.

California Tribal Compact Regulates Indian Gaming in the State of California.

All gaming would be conducted under a Tribal-State compact between the Greenville Rancheria and the State of California, made possible by the passage of Proposition 1A in March of 2000.

The Tribal-State Compact provides strict guidelines for the licensing of all employees and vendors affiliated with the casino. It provides guidelines for employee/ employer hearings and the suspension or revocation of gaming licenses.

The Tribal-State Compact requires that each gaming tribe establish a Tribal Gaming Agency to oversee operations of the gaming facility. The Tribal Gaming Agency must conduct thorough background checks on proposed employees. The Tribe looks forward to working with your local law enforcement officials to assist us in enforcing some of these provisions.

The Tribal-State Compact provides steps for resolutions of disputes, and requires that gaming tribes have a \$5 million patron liability insurance policy.

In addition, the Tribal-State Compact requires the Tribe to adopt standards that are no less stringent than:

- The State's food and beverage code.
- Federal safe water standards.
- UBC or local code standards.
- Federal workplace and OSHA standards.
- Tribal health and safety standards.
- Federal and State laws prohibiting discrimination (but not prohibiting tribal preference).
- Tribal and State laws prohibiting the cashing of welfare/social security checks.

The Tribal-State Compact also mandates that Tribal Gaming Operations:

- Comply with State law standards regarding the offering of free or reduced drink prices. If alcohol is served, the tribe must follow all applicable Alcohol Beverage Control regulations.
- Prohibit firearms, except for authorized law enforcement personnel.
- Comply with State law standards regarding extensions of credit.
- Require adequate emergency medical and fire services.
- Require participation in State or comparable Workers' Compensation program.
- Require participation in State's unemployment insurance program.
- Require withholding of all required State and SUI taxes (excludes tribal members).

The Tribe shall not permit persons under the age of 18 years to be present in any room in which Class III Gaming Activities are being conducted. If the Tribe permits the consumption of alcoholic beverages in the Gaming Facility, the Tribe shall prohibit persons under the age of 21 years from being present in any area in which Class III gaming activities are being conducted and in which alcoholic beverages may be consumed.

The Tribe must adopt a labor ordinance permitting union access to employees of Tribal Gaming Operations.

Casino Customers? Who are they?

Typical casino customers are employed and have a higher income and more education than average Americans. They also are married and civic-minded. 60.1% are married and 88.9 percent are registered voters, according to a 2000 survey by Peter D. Hart Research Associates, Inc. and the Luntz Research Companies, conducted for the American Gaming Association.

They are also responsible customers. The vast majority of casino customers view casino gambling as a highly social activity and are responsible with their money by setting a budget before visiting a casino.

Some more information from the study:

- Americans continue to view casinos as a highly social form of entertainment, with 94% of casino customers gambling with others.
- Setting a budget was the norm for 82% of casino visitors in 1999, up from 80 percent in 1998.
- Nearly 89 percent of casino customers primarily go to casinos for the fun and entertainment.
- Median household income of casino customers - \$45,667 (national median \$40,816). Median age of US casino customers – 47.
- 28% of US casino customers have some college; 16% have bachelors degrees; 8% have post bachelor degrees.
- More than 80% of Americans believe that casino gaming is acceptable for themselves or others. When asked: "What are your own personal views of casino gambling?"
 - Perfectly acceptable – 53.9%
 - Acceptable for others – 26.4%
 - Not acceptable – 16.8%
 - Don't know – 2.9%

(Source: American Gaming Association)

What about crime? Will it increase?

There is no factual evidence that the crime rate will increase. Numerous studies show just the opposite.

For example:

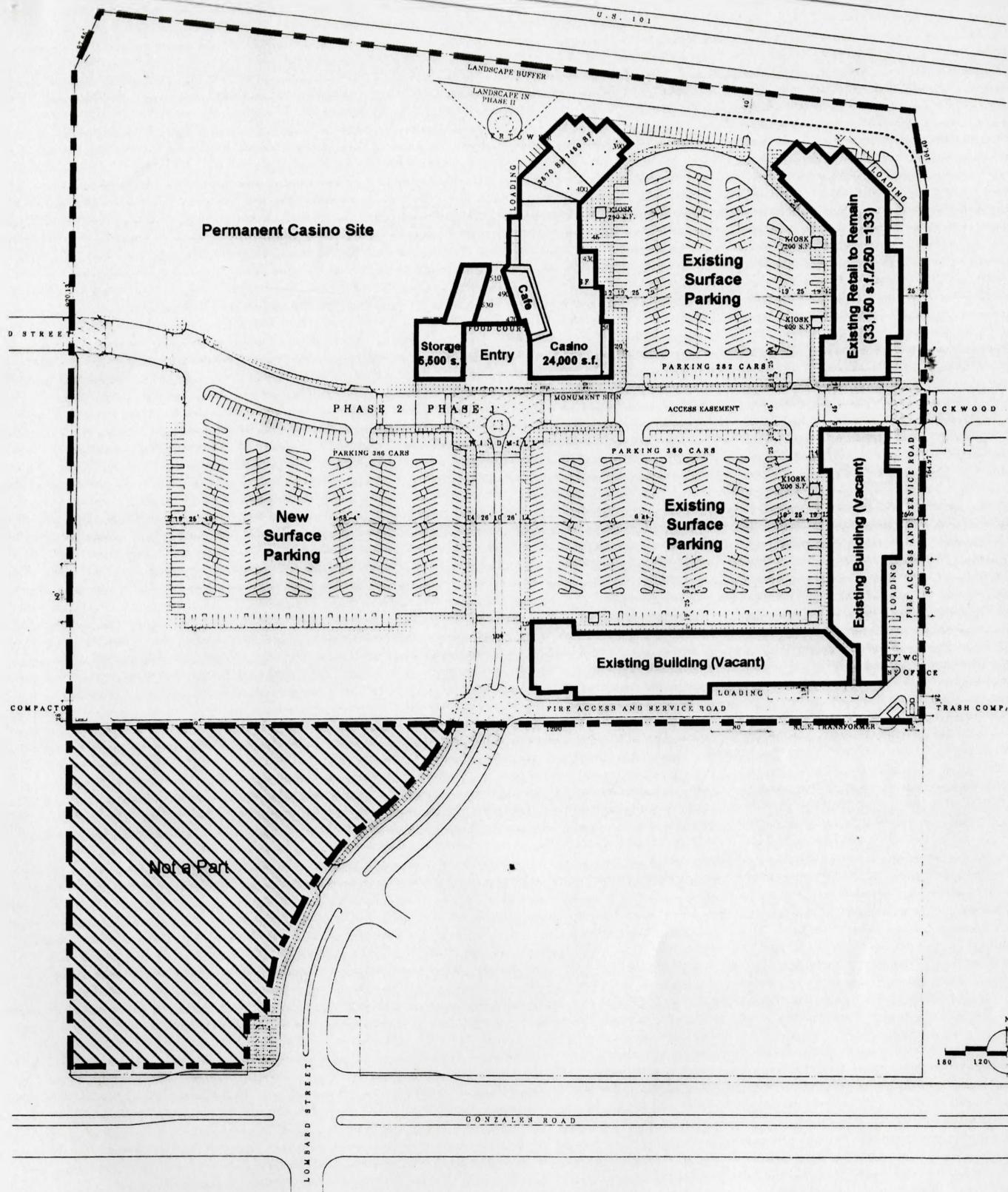
According to "American Indian Gaming Policy and Its Socio-Economic Effects," by the Economics Resource Group, July 31, 1998:

- "Interviews with law enforcement officials generally indicate that they feel that the increased employment generated by gaming enterprises reduced the incidence of crime." – (p. 73)
- "Where substantial tribal investment in security and/or police presence was being funded by gaming revenues, gaming contributed to lower, not higher, off-reservation police burdens." (p. 73)

According to "Indian Gaming and its Impact on Law Enforcement in Wisconsin," by API Consulting Services, 1996:

- "Almost uniformly, law enforcement officials stated that Indian gaming establishments had not directly contributed to any significant way to the incidences or rates of crime in their jurisdictions. Indeed, most believed that employment opportunities created by Indian gaming establishments reduced the incidence of crime. In their perception, employed persons were less likely to commit criminal acts." (p 9).

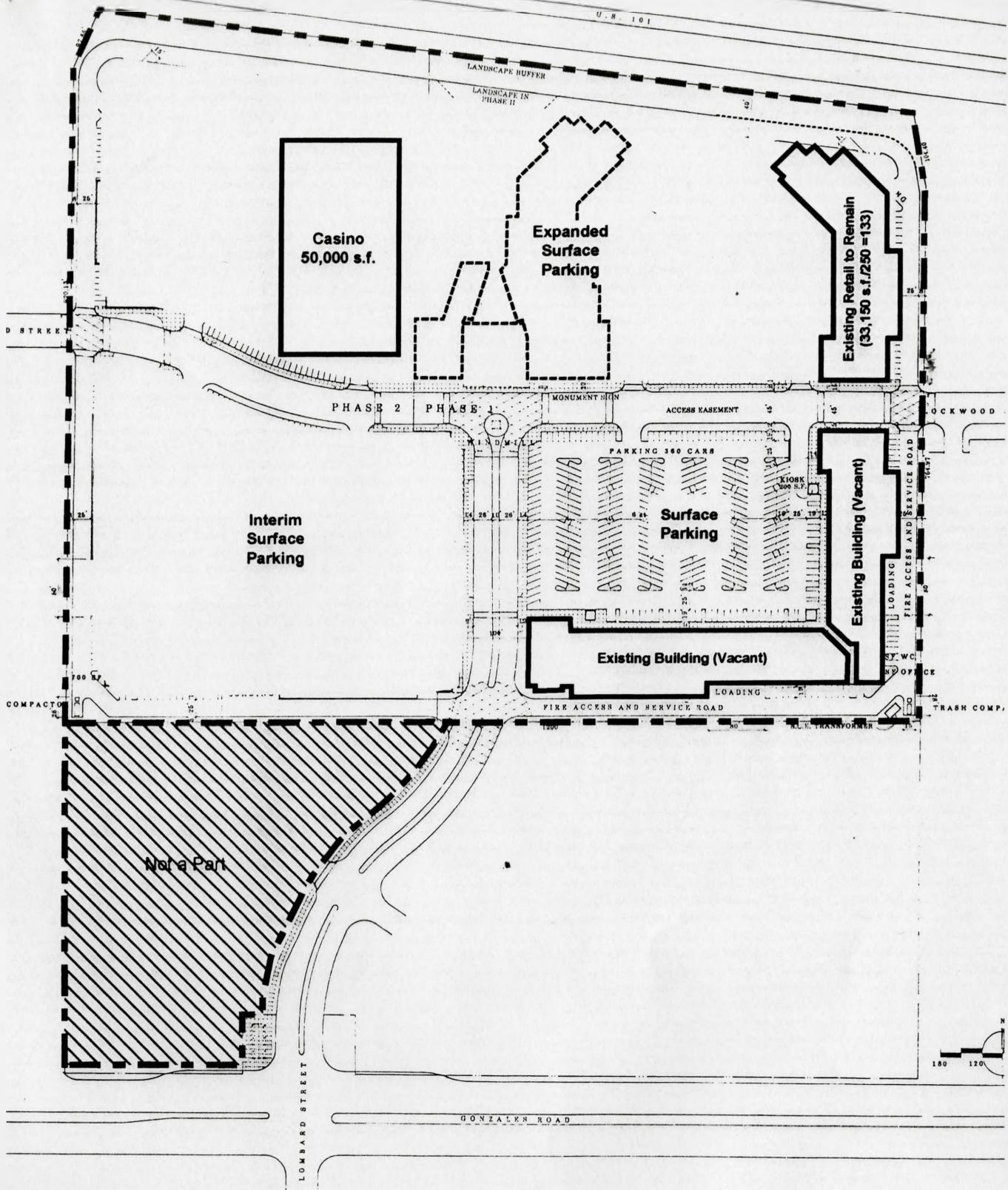
Indian gaming is a highly regulated industry. The Tribal-State compact requires strict adherence to the terms of the Compact and provides for mechanisms for revocation of gaming status. See California Tribal Compact fact sheet.



PARAGON LLC.

Greenville Rancheria of Maidu Indians
Oxnard Economic Development
Phase 1 - Temporary Casino
1' : 200' 17 April 2001

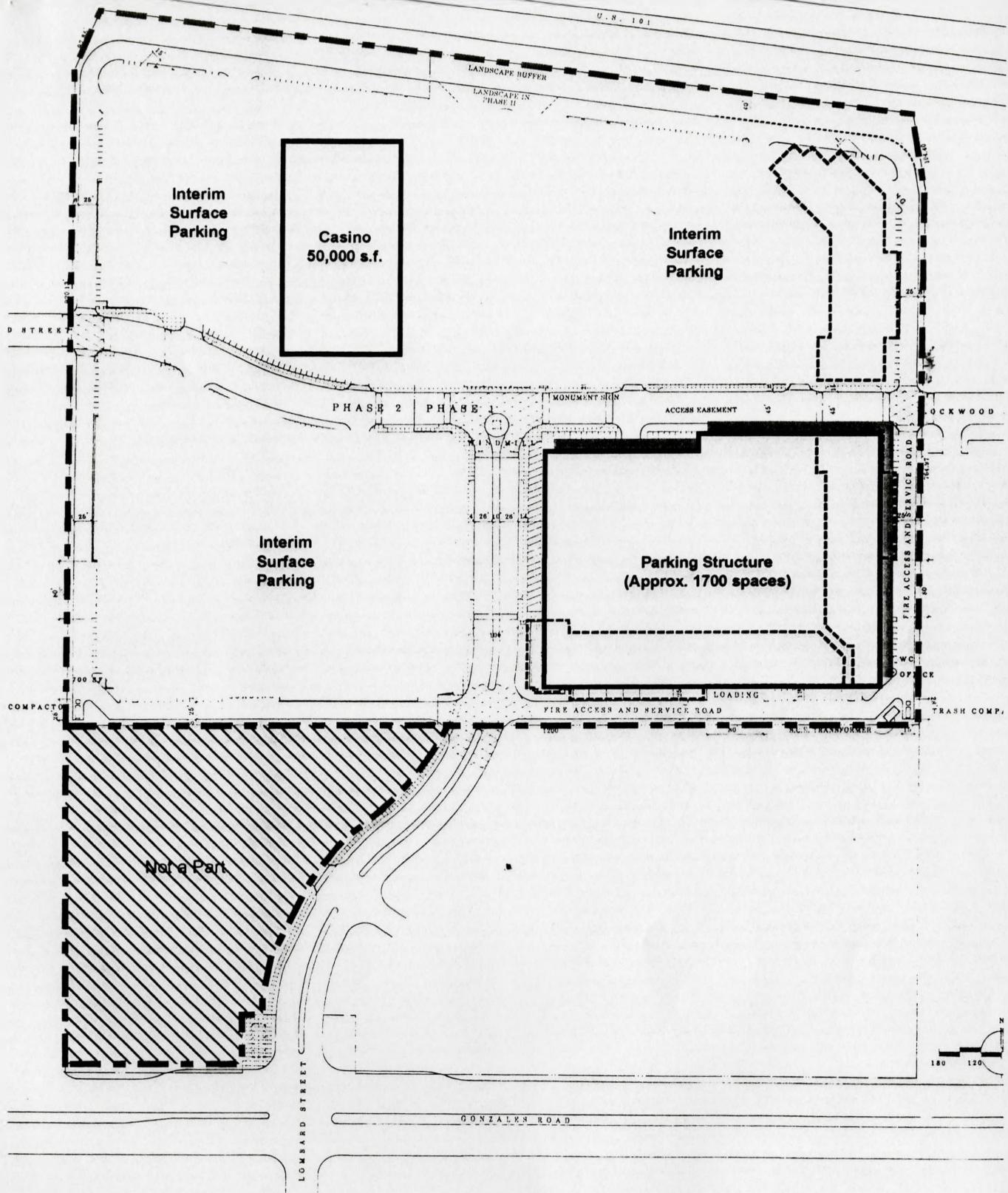




PARAGON LLC.

Greenville Rancheria of Maidu Indians
Oxnard Economic Development
Phase 2 - Permanent Casino
1": 200' 17 April 2001

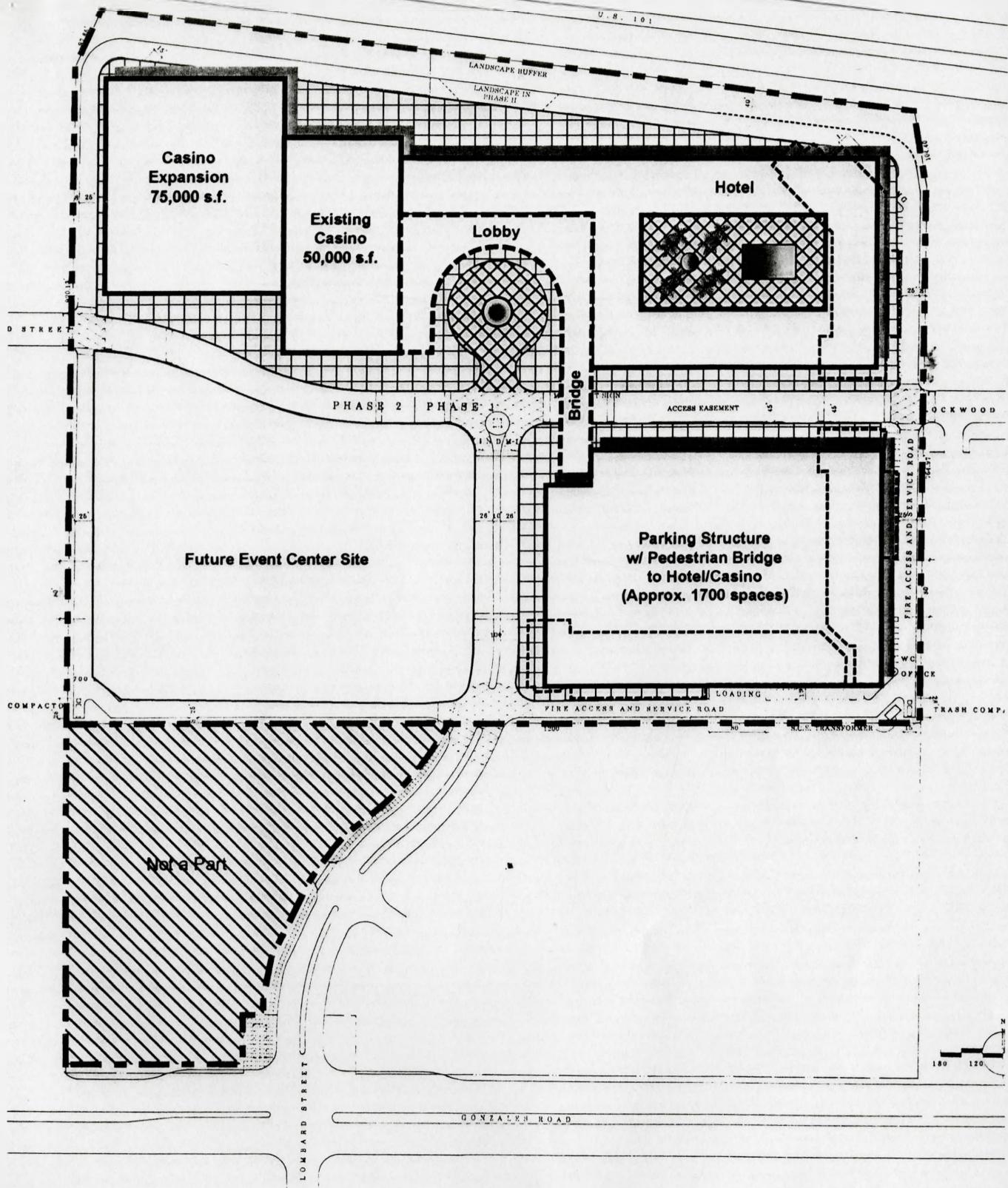




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Greenville Rancheria of Maidu Indians
Oxnard Economic Development
Phase 3 - Parking Structure
1": 200' 17 April 2001





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Greenville Rancheria of Maidu Indians
Oxnard Economic Development
Phase 4 - Hotel/Casino Expansion
1' : 200' 17 April 2001



