

SWEETWATER AUTHORITY

505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469

Transmittal

GOVERNING BOARD

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TREASURER

DIAN J. REEVES
SECRETARY-ADMINISTRATIVE AIDE



April 25, 1995

Mr. Ernie Dierking, Lands Officer
San Bernardino National Forest
1824 So. Commerce Center Circle
San Bernardino, CA 92408-3430

Subject: SWEETWATER AUTHORITY PROPERTY ACQUISITION
B.P. 94-1E

Dear Mr. Dierking:

At the request of Nelson Dean, we are forwarding the following for your information and files:

No. of Copies

Description

1 Original

Agreement executed by Anne S. Fege and Richard A. Reynolds dated April 7, 1995.

Very truly yours,

Laurie Edwards
Engineering Clerk III

k:\laurie\misc\cnf.tm

AMENDMENT TO AGREEMENT BETWEEN
THE UNITED STATES FOREST SERVICE
AND THE SWEETWATER AUTHORITY

This Amendment to the Agreement between the United States Forest Service and the Sweetwater Authority is made and entered into this 7th day of April, 1995, by and between by and between the USDA-Forest Service (hereinafter "Forest Service"), and Sweetwater Authority (hereinafter "Sweetwater"), a public agency. This amendment shall be effective upon the signature of both parties.

RECITALS

WHEREAS, the Forest Service and Sweetwater entered into an agreement on September 28, 1994 pursuant to which the parties agreed to facilitate the transfer of land identified as the Federal parcel to Sweetwater in exchange for non-federal lands for acquisition by the Forest Service; and

WHEREAS, both the Federal parcel and the non-federal land have been inspected and appraised; and

WHEREAS, as a result of the inspection and appraisals the property description and acreage of the Federal parcel and non-federal lands have changed; and

WHEREAS, the parties seek to proceed with the exchange of properties as modified.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereby agree as follows:

COVENANTS

1. Exhibits "A" and "B" to that Agreement dated September 28, 1994, are hereby replaced with Exhibits "A" and "B" attached hereto.
2. In the event the amount of the appraisal of the Federal parcel is in excess of the amount of the appraisal of non-federal lands, Sweetwater shall pay the Forest Service an amount equal to the difference between the two appraisals at the close of escrow.

3. All other provisions of the Agreement shall remain in full force and effect without amendment.

U.S. Forest Service



Anne S. Fege
Forest Supervisor
Cleveland National Forest

Date:

4/7/95

Sweetwater Authority



Richard A. Reynolds
General Manager

Date:

3-23-95

Director, Lands and Recreation
Pacific Southwest Region

EXHIBIT A

The Non-Federal Land Description

The non-Federal lands are commonly described as Rancho Samagatuma. The Ranch is composed of several parcels. Following are the acquisition priorities by San Diego County Tax Assessor parcel number:

<u>Priority</u>	<u>San Diego Co. Tax Assessor Parcel Number</u>	<u>Approximate Acreage</u>	<u>Remarks</u>
1	407-010-01	153.40	
2	407-060-01	156.97	
3	407-160-01	78 ⁸⁰ est	Easterly 78 ⁸⁰ acres of 157.87 acre parcel, except for area with shop and house.
4	408-140-01	118.95	Wild Pigeon Flat
5	407-160-05	81.00	
6	407-160-03	12 est	Southerly 12 acres of 40.00 acre parcel, except for area with College House.
7	408-110-02	214.02	Ensure Brown's road access rights.
8	407-160-04	28 est	Southerly 28 acres of 152.03 acre parcel, except for area with main house.
9	407-150-01	7 est	Southerly 7 acres of 26.30 acre parcel.
10	407-150-05	0.40	
11	407-150-04	17 est	Easterly 17 acres of 31.56 acre parcel.

The following Rancho Samagatuma parcels, which are inside the boundaries of the Cleveland National Forest, are not for trade or sale:

407-150-01	19 est	Northerly 19 acres of 26.30 acre parcel.
407-150-03	15.18	
407-150-04	14 est	Westerly 14 acres of 31.56 acre parcel.
407-160-01	80 est	Westerly 80 acres of 157.87 acre parcel, with shop and house.
407-160-03	28 est	Northerly 28 acres of 40.00 acre parcel, with College House.
407-160-04	124 est	Northerly 124 acres of 152.03 acre parcel, with main house.
408-120-06	18.34	
408-120-07	13.46	
408-120-08	37.84	

file

(SWEETWATER AUTHORITY)

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TREASURER

DIAN J. REEVES
SECRETARY-ADMINISTRATIVE AIDE

April 14, 1995

Mr. Ernie Dierking
San Bernardino National Forest
1824 Common Center Circle
San Bernardino, CA 92408

Subject: AMENDMENT TO APPRAISAL - RANCHO SAMAGATUMA
SWA File: Cleveland National Forest (Dev.)

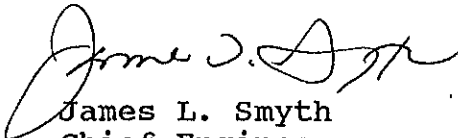
Dear Mr. Dierking:

Enclosed are two copies of an amendment to the Appraisal Report for Rancho Samagatuma. The original appraisal report was sent to you on March 21, 1995. This amendment was performed in order to have the total land value nearly equivalent to the land value of the Loveland Lands. As you know, we have requested signature of an amendment to our original agreement which discusses this in detail.

If you have any questions, please contact me at 420-1413, ext. 612.

Very truly yours,

SWEETWATER AUTHORITY


James L. Smyth
Chief Engineer

JLS:ln

k:\lorelei\wp51\cleveland.ltr

enclosures: as cited

J. P. MEEK COMPANY



REAL ESTATE APPRAISALS • COUNSELING • SALES

10992 SAN DIEGO MISSION ROAD, SUITE 202, SAN DIEGO, CA 92108 TEL. (619) 282-9844 FAX (619) 282-1322

March 29, 1995

Richard Reynolds, General Manager
Attn: James L. Smyth
Sweetwater Authority
POB 2328
Chula Vista, Ca 91912-2328

Re: Additional Acreage Rancho Samagatuma

Dear Mr. Reynolds:

Pursuant to your request I have appraised an additional 64.4 acre amendment less 5.45 acres previously valued in Priority Parcel 11, to the Rancho Samagatuma Appraisal of February 24, 1995.

The net 58.95 acres is broken down into 5 parcels and valued as:

Priority Parcel	6	12 acres	\$ 30,900	
Priority Parcel	8	28 acres	112,800	
Priority Parcel	9	7 acres	28,200	
Priority Parcel	10	.4 acres	1,600	
Priority Parcel	11	11.55 acres	<u>34,700</u>	
Total				\$ 208,200
Subject Parcel		809.79 acres		\$ <u>2,500,000</u>
Total Value		868.74 acres		\$ 2,708,200

This appraisal is an extension of the Rancho Samagatuma Appraisal wherein the 809.79 acre Subject parcel was appraised and valued at \$3100/acre. Enclosed with this letter is a value analysis following the same format found on page 34 of the original reports and a map showing the location of the 5 parcels making up the 64.4 acres. I have inspected these properties as they were contiguous to the 7 parcels making up the original Subject parcel.

Should individual photographs and write ups of the separate parcels be required, please advise.

Sincerely,


Jack Meek MAI
JM:bl

RECEIVED

MAR 30 1995

SWEETWATER AUTHORITY
ENGINEERS

MEMBER APPRAISAL INSTITUTE MAI
MEMBER SAN DIEGO BOARD OF REALTORS

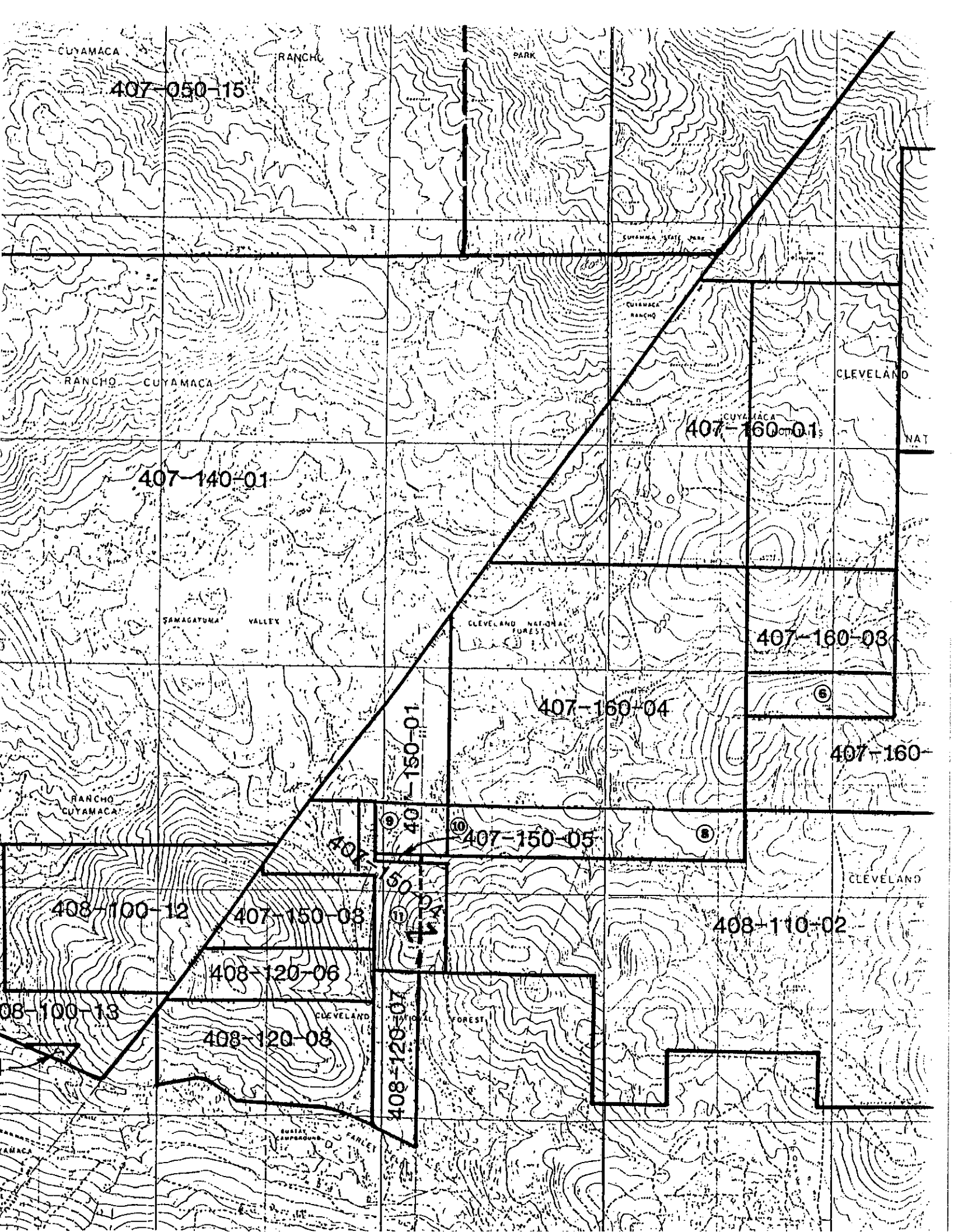
Value of Subject's 5 Additional Sub Parcels

The value of the 5 additional sub parcels is broken down as a part of the Subject parcel. As in the comparison on page 34, the main differences are for topography and size. In this case, the size adjustment is not applicable, since on a cumulative basis, a size adjustment would distort the value.

Value Breakdown

	+ 25%	Topo		Control	Indicated	Size	
	<u>Topo</u>	<u>Factor</u>	<u>Adjmt</u>	<u>Parcel</u>	<u>Value/ac</u>	<u>Acres</u>	<u>Value</u>
Subject	31	.77	--	x \$3100	\$3100	809.79	\$2,500,000
Priority Parcel 6	48	.64	-17	x \$3100	2573	12	30,900
Priority Parcel 8	0	1.00	+30	x \$3100	4030	28	112,800
Priority Parcel 9	0	1.00	+30	x \$3100	4030	7	28,200
Priority Parcel 10	0	1.00	+30	x \$3100	4030	.4	1,600
Priority Parcel 11 ¹	40	.70	-9	x \$3100	2821	<5.45>	<15,400>
Priority Parcel 11	33	.75	-3	x \$3100	3007	<u>11.55</u>	<u>34,700</u>
						58.95	
Sub Total							<u>\$ 208,200</u>
Total							\$2,708,200

¹ Previously valued – part of Priority Parcel #11 – 17 acres



407-050-15

407-140-01

407-160-01

407-160-03

407-160-04

407-150-01

407-150-05

408-100-12

407-150-03

408-110-02

408-120-06

408-100-13

408-120-08

408-120-07

CUYAMACA

RANCHO

PARK

CUYAMACA STATE PARK

CUYAMACA RANCHO

RANCHO CUYAMACA

CLEVELAND

SAMAGATUMA VALLEY

CLEVELAND NATIONAL FOREST

RANCHO CUYAMACA

CLEVELAND

CLEVELAND NATIONAL FOREST

SUSTAINABLE FORESTRY

CUYAMACA

EXHIBIT B

THE FEDERAL LAND DESCRIPTION

THE FEDERAL LANDS ARE THOSE NEAR AND ADJACENT TO LOVELAND RESERVOIR, SAN DIEGO COUNTY. FOLLOWING IS A LIST OF THE FEDERAL LANDS BY SAN DIEGO COUNTY TAX ASSESSOR PARCEL NUMBER:

SAN DIEGO CO.
TAX ASSESSOR
PARCEL NUMBER

APPROXIMATE
ACREAGE

REMARKS

520-100-21	130.00
520-100-22	20.00
520-110-07	320.00
520-120-04	200.00
521-020-22	40.00
521-020-23	160.00
521-020-24	80.00
521-030-05	280.00
521-040-17	120.00
521-040-18	160.00
521-050-05	<u>40.00</u>

Northwesterly 40 acre portion of
480 acre parcel

TOTAL 1,550