

# GREEN LAKE & WATCH LAKE RATEPAYERS'

# NEWSLETTER

**WINTER 1995**

representing property owners and tenants within two kilometers of the lakes

**DIRECTORS:**

RR#1 ,SITE Q ,COMP. 5 , 70 MILE HOUSE B.C. V0K 2K0

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v.p. Robin Fusaw 456 7707  
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treas. Marie Kuyek 456 2230

Linda Caterer (S) 456 7526  
Bev Felske (S) 1-942 4603  
Fred Kuyek (S) 456 2230  
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Bob Christie (N) 456 7336  
John Duthie (W) unlisted  
Newsletter Editor:  
Jack Wainwright 456 2256

## ONLY MEMBERS GET NEWSLETTERS.

During our first year we sent Newsletters to all property owners. That was necessary as we were newly formed and unknown. Each mailing actually increased our membership and the new dues collected paid for the mailings. However several folks, the deep thinkers, have declared that they see no need to join now because they get the newsletter anyway. Smart, eh? Not!

The other deep thinkers, yer elected Directors, figured out that if that became the trend there would be no money to send newsletters. Profound, eh? Anyway the deal now is that only paid up members will get the full newsletter and all others will only get this front page as a reminder that we would sure like to have them as members and would be delighted to send them the rest of the newsletter along with their receipt until our extra copies run out. We are doing an overrun to accommodate the anticipated deluge. You just needed the reminder, right?

Your membership expiry date is on your envelope label. In the event that you feel we have made a mistake, please call our treasurer and keeper of the roll, Marie Kuyek 456-2230

Dues are a paltry \$10 per year and can be paid for up to three years at once. We keep the records in such a way as to ensure that dues are earmarked for their appropriate year and so can not be spent ahead of time. Why not send a cheque for \$30 and be done with it for three years?

Please enclose the handy dandy tear-off below with your cheque or money order.

## Green Lake Area Ratepayers' MEMBERSHIP APPLICATION

name of member applying (one per lot) \_\_\_\_\_ signature \_\_\_\_\_

legal description of property (if known) \_\_\_\_\_ fire number & street \_\_\_\_\_

full mailing address (one newsletter per membership) \_\_\_\_\_

home phone \_\_\_\_\_ lake phone? \_\_\_\_\_ work phone? \_\_\_\_\_

fax number available? \_\_\_\_\_ is cheque enclosed? \_\_\_\_\_ Fire fees enclosed? \_\_\_\_\_



**Assessment lottery** ...if you don't appeal you don't have a chance for a reduction. Several appellants got reductions last year, some as much as \$34,400! 1994 appeals have not all been heard yet so no decision has been handed down on our unjustified waterfrontage increase of 85% last year. Our taxes are up more than anywhere else in the Cariboo.

**Appeal deadline is Jan. 31 95.  
Don't lose by default!**

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- Plus lotsa other trivia, tripe and tantalizing tidbits

- NEXT RATEPAYERS' PUBLIC MEETING IS:
  - 2 PM SUNDAY MAY 21
  - IN THE SNOWMOBILE CLUBHOUSE

- Firehalls Garage Sales **Sat May 20**
  - North Green @ # 2 Hall 9am to 2pm
  - South Green @ SGVFD Hall 10am to 2pm

Make cheques out to and mail to:  
Green Lake Area Ratepayers' Assoc.  
(see address on letterhead)

Receipts will not normally be mailed unless we are mailing something else, but they may be picked up at any meeting or at the treasurer's home on S.Gr. L. Rd.

1995 Fire Department Fees are due now. The Ratepayers Assoc. will pass on your cheque if you wish to send your fees with one stamp. Make cheques out payable to your VFD.

- S Green L. VFD fees are \$25
- Watch L. North Green L. VFD fees paid before Mar 31 are \$40 per dwelling, \$20 per vacant lot.

## ASSESSMENTS CHALLENGED by Jack Wainwright

Many residents appealed their assessments last year. Several of those got reductions, some rather belatedly. A number of us unhappy at the lack of decisions from the Court of Revision pressed on to the Appeal Board. A few appeals have yet to be heard. When they have all been heard the chairman will give each appellant a copy of his judgement. We still are optimistic that the Board will find in our favour. In the event they do give us a reduced assessment on the land valuation, only those who appealed will get it.

For that reason it is important that anyone unhappy at his assessment register that unhappiness by filing an appeal this year. The **deadline** for registering an appeal is **January 31 1995**. Court of Revision is a fairly informal panel of three that listens to your concerns and then issues a ruling. You do not have to appear, in which case your written reasons will be noted and ruled on in your absence. You may also give a friend or neighbour who knows you and your property written permission to appear on your behalf. The Court of Revision is supposed to sit between Feb 1 and March 15. They are also supposed to have Court of Appeal cases finalised before sitting and they will not finish last year's cases before April.

GLARA now has all the sales data for last year and has summarized it for your information (see p8). Our position is still the same. **The 85% increase on land assessments were not justified last year and a 5% increase this year on top of that 85% is still out of line.**

Remember, only those who appeal their assessment will be in line for a reduction.

To help those unsure of what, how or who to write, we have drafted a sample letter for water frontage. Reword it for your concerns as you wish.

(your name)  
( your mailing address)  
( the date)  
(your phone numbers)

Cariboo Assessment Area  
172 Second Ave N ste 302  
Williams Lake BC V2G 1Z6

Dear Sir

re assessment roll number (put in the number off your assessment notice)

I wish to appeal my 1995 assessment on the grounds that it is not justified. To suffer a further \_\_\_% increase on an 85% increase imposed last year on my waterfront property is neither justified nor acceptable

The legal description of my property is ( get it off the property description part of your notice)

sincerely  
(your signature)

## UNSIGHTLY PREMISES

Both TNRD and CRD have bylaws aimed at those who maintain unsightly yards, but it is really aimed at flagrant abusers such as those who create junk yards in residential areas.

## ON TO THE APPEAL BOARD by Ken Greenwood

Getting in your appeal letter by the Jan 31 deadline qualifies you to move on to the next step of presenting your case to the Appeal Board even if you have not appeared at the Court of Revision in person. People we believe knowledgeable tell us that the Court of Revision is "window dressing" and the real power for change lies with the Appeal Board. Instructions for proceeding to this step are only sent to you when you are officially notified of the decision of the Court of Revision.

Remember that if they do not hear from you, they will consider that you have no complaint. So if a lot more of us register our complaints and continue to do so, they just might get the picture that there is something wrong with the present method of appraising properties for taxation purposes.

We will chair a meeting to help you coordinate your actions and answer questions where we can. This single topic meeting will be held at the Green Lake Snowmobile clubhouse on Tues. Feb 7 @ 7 pm.

## A MYTH, A MYTH

It is true you cannot appeal taxes, you can only appeal your assessment. It is a common misconception that increased assessments do not mean increased taxes. That is now known by all our members to be a myth! When our assessments rise disproportionately, as they did, our taxes do too!...and so do lease fees pegged at 3% of assessment.

## 30 INCHER, 28 LBS AT GREEN L.!!

Dennis Alexander had us all excited as we heard him tell of his 30 inch prize that weighed in at 28 pounds. It turned out to be a squash he grew this year! Luckily he had picked it before the cows trashed his garden last October. Yeah, these range cattle now have been seen **swimming** out into the lake to get around the ends of the fences. Their range fodder had dried up by early summer and the lush gardens needed desperate measures to get at.

## WOOD STOVES NEED INSPECTION

Many insurance companies are requiring wood burning appliances to be inspected to make sure they **comply to code before they will issue insurance.**

## SHOULD WE SUPPORT WOODLOTS?

report by Jack Wainwright

We met with Ken Freed, Ministry of Forests, regarding Woodlots and related matters. Our primary goal was to get information regarding woodlots and determine if that was compatible with our concept of a Greenbelt. The short answer is **yes, woodlots are compatible with our goals** but getting one requires following a long convoluted trail through various government agencies and public meetings which may take two years and may require a considerable cash outlay with no guarantee of success.

Woodlots are defined as a finite area of forested crown land **granted to a private individual** who enters into agreement with the Min. of Forests for long term management. Woodlots are limited presently to a maximum size of 400 Ha (1000A.) The minimum size is that which will provide an allowable annual cut of 200 cu. meters. Woodlots may be any shape. The M of F sets the allowable cut which while flexible, must be at least 90% adhered to within each five year span. Woodlots are granted for 15 year terms but are reviewed every five years and in practice are renewed almost indefinitely. They may be also be assigned which means that there is considerable tenure.

Any Canadian citizen or landed immigrant over 19 may apply for a woodlot. Applicants are then further screened by assigning points based on: 1. How much private forested land the applicant is combining with the woodlot operation; 2. The management intent as outlined in a management plan and 3. Experience or relevant education in the operation of such an operation. The applicant with the highest number of points gets the woodlot.

**Woodlot licences give the holder the right to log within Min. of Forest guidelines. They may not lock or block registered trails. They must allow the public on the land for recreational activities. The other commercial uses such as grazing cattle and trapping must be accommodated too. The land may not be posted. The size of "clear cuts" is dictated by the operators Management Working Plan which reflects local concerns. In these small scale operations, clear cuts are generally small.**

Each woodlot operator must submit a detailed silviculture prescription signed by a registered forester for each 5 year increment for the areas to be cut which must note such things as where and how timber is to be harvested; how the environment will be protected; how the interests of other users will be protected; how areas will be reforested and spaced for future harvests and where roads will be constructed.

The return to the government is the same fee that large commercial outfits pay which is a rate based on current market value. Our Lodgepole Pines of average size may be .2 to .4 cu.m. Market price for pine is about \$85 cu.m. **So a pine tree may fetch \$20 on the market** of which the government may get 40 to 45%.

## WHERE CAN YOU CUT OR DIG TREES?

Other questions were asked to clarify where and what private citizens could cut.

1. **Permits to cut rails and fence posts** will be issued. You must cut in the designated Cash Timber Sales area only. You must post a refundable \$100 to guarantee cleanup of your slash and you must pay stumpage. 35 fence rails is considered to approximate 1 cu.m worth \$1.20 in stumpage.

2. You need no permit to **cut dead trees anywhere** on crown land, however cutting live trees is considered trespass and carries substantial penalties.

3. If property owners wish to transplant seedlings, there is **no current restriction on digging** them in the wild and relocating them to your property. The best trees are probably nursery grown for this area by Rosurium Nurseries. They grow them for reforestation crews.

## SOUTH GREEN FENCE

The South side fence proposal was raised as Ken Freed represents the department that offered the opinion that the fence should be located closer to the residential properties. The reasoning was that too much timber would be lost between the fence and the lots otherwise. We were not successful in changing his mind by pointing out that we were not against logging. His belief is that the fence should be on the property lines so that residents will not have any incentive to extend their fences to include crown land.

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## MAP AND TRAILS DISCLAIMER

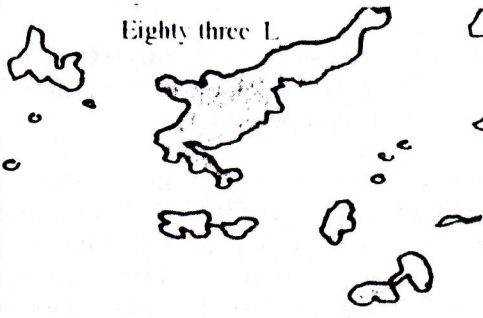
Most people agree that producing a map of trails in our area is a good idea. Parents not familiar with the area will have an idea of where their kids have gone trail riding. Guests can use it as a general guide.

Most jurisdictions are reluctant to recognize trails no matter how well known and used they may be due to the possible litigation arising from those getting into trouble while on a trail. With this in mind we declare that our map only shows the approximate location of some of the recognizable paths that may historically have been game trails or old logging roads. We do not guarantee that access will not be impeded by gates, fences or signs which are the right of land owners and are to be respected. This is wild country and encounters with wildlife are possible. Users should carry and know how to use a compass as disorientation in forest without landmarks, like ours, is not unusual.

# GREEN & WATCH LAKES RECREATION GUIDE MAP

All features are approximate. Roads & trails may not always be unimpeded by gates or fences where they go through private land. Respect all signs and gates. Our woods are open enough to walk without using trails, but landmarks are few. Those going off trails must have a compass and know how to use it. It may be a long walk, but walking in a straight line will bring you to a road. Where old logging roads meet, the "V" points to main roads. Not all trails are charted here.

Bears, Coyotes, Wolves, Cougar, Moose and Deer all live in this area. Be alert and use caution to avoid encounters.

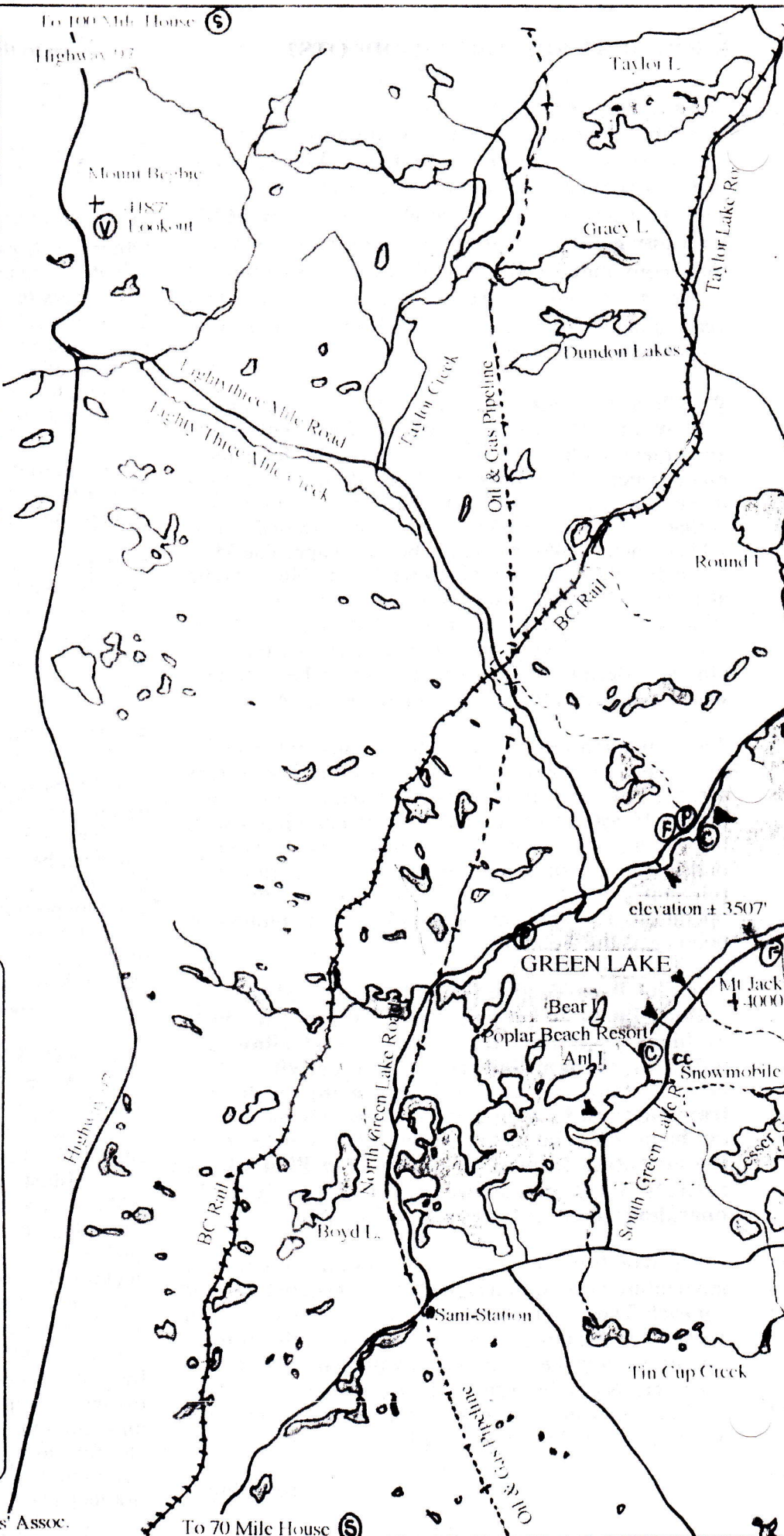


North Mag. North 23°33'

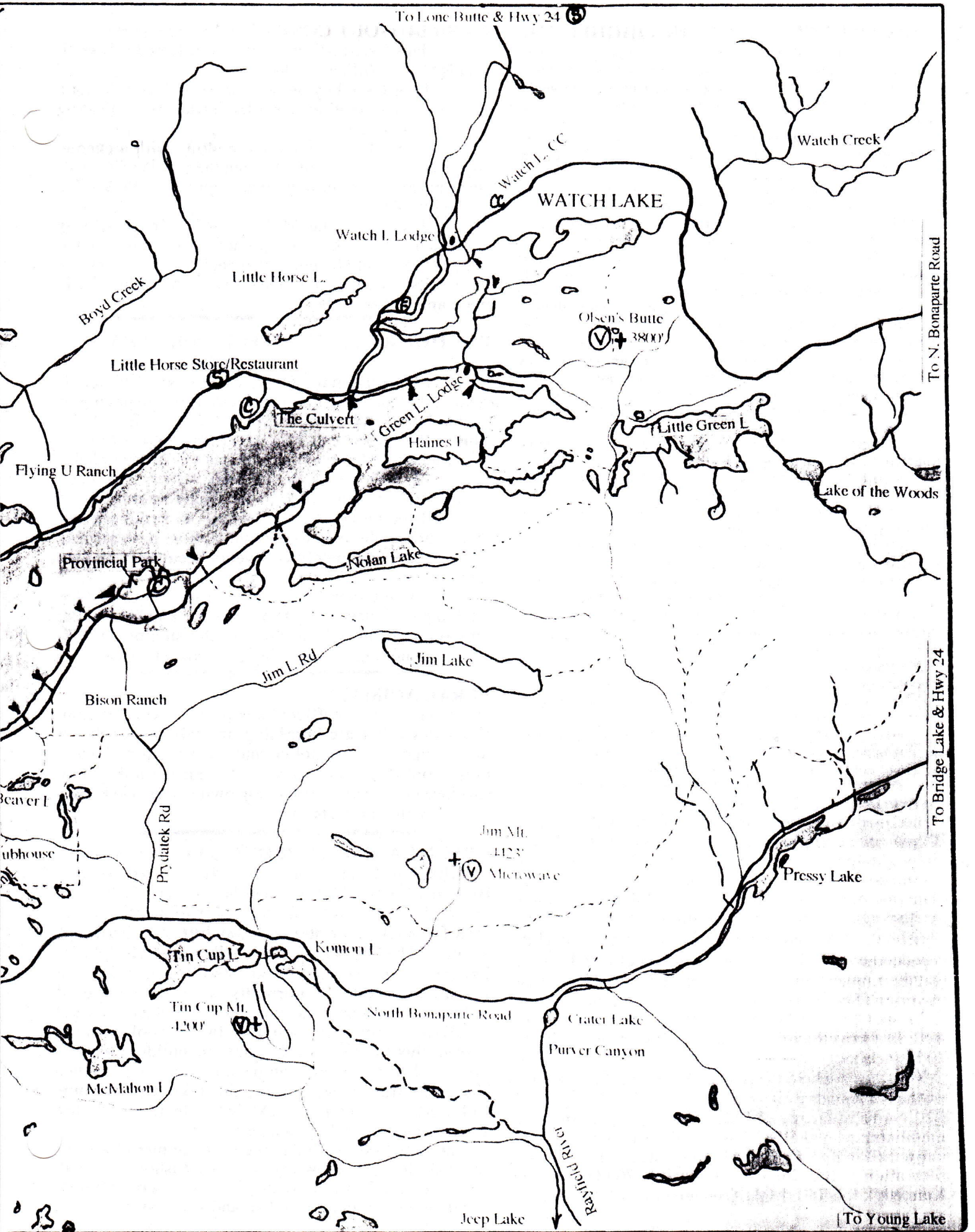


**LEGEND: Scale 1:80,000 approx.**  
(1.25 cm = 1 Km; 1" = 2 Km)

- major road
- minor road
- trail
- lake access
- boat launch
- firehall
- community center or hall
- high point
- view point
- picnic site
- campsite
- food & gas supplies



To Lone Butte & Hwy 24 (5)



To N. Bonaparte Road

To Bridge Lake & Hwy 24

To Young Lake

## SUMMER GENERAL MEETING HIGHLIGHTS

- Election results- newcomers: Ursula Bartel, Bob Christie, John Duthie. Thanks given to outgoing members: Dennis Alexander, Terry Burt and Del Hustwait. (Ursula Bartel found it necessary to later withdraw. Her resignation was accepted with regrets.)

- Membership stood at 205 paid-up members. Many have paid for up to three years. (Membership in Nov was 222 paid-up)

- Bank balance stood at \$1526.39

- Water quality report. Water was tested at several depths over several weeks on both Green and Watch. Test samples were sent to Kamloops. Watch L. came back with a perfect score. ie Watch Lake water is excellent. No results on Green yet.

- Pollution concerns and possible offenses. Our Conservation Officer, Colin Nivison, at 100 Mile is responsible for enforcing the environmental laws. Several concerns were expressed. The directors agreed to investigate what was allowed and what was not. Elsewhere in this newsletter is Officer Nivison's response to our questions.

- Re the specific question of operating equipment that may push dirt etc. into the lake, the answer is that a permit is required from Environmental Branch 1259 Dalhousie Rd Kamloops BC V2C 5Z5. CO Nivison can advise if permits are required or have been issued.

- Directors agreed to resurrect the Leaseholder's original "Rules for Clean Water" and repost them at every access road.

- Corrections: lease fees are calculated at 3% of assessed value, not 5% as printed in the last newsletter.

Ethyl Fouchier was named woman of the year not by 100 Mile but by Watch L. Community Assoc.

- Concern re assessments up by 85% last year and increased lease fees as a result were referred to the Ombudsman who appeared to side with the Govt. on that issue.

- A majority of those in attendance indicated they would like to meet with MLA David Zirnheld regarding above concerns. (Directors have phoned and written re this but have as yet received no response)

- Land buy-out costs and local road works were tabled and are in detail elsewhere in this newsletter.

- complaints re noise from powered equipment were discussed. No action taken.

- The Ace High subdivision proposal was discussed and was not opposed by the Directors as it appeared to meet our concern of not increasing population densities.

## SNOWPOKES ARE 20 YEARS OLD

The Green Lake Snowmobile Club (Snowpokes) is a 20 year old going concern. They focus not only on safety, group rides and special snowmobile events but also on social events that happen throughout the year. Many members do not have snowmobiles, but belong for the socials such as a summer fishing derby, Christmas party, and many pot-luck suppers. The club is concerned with environmental protection and boasts that their impact and tracks are erased with the coming of spring. They raise money in co-operation with the BC Lions Club to help children with disabilities. As well, last year they purchased a colour printer for the 70 Mile school.

Meetings are held in the Club House on S. Green Rd on the 1st monday every month. Membership dues of \$20 individual or \$37.50 per couple include membership in the BC Snowmobile Federation and snowmobiling liability insurance. For more information call John Nesbitt (456 7643); Leanne Kennedy (456 7409); Mary Greenwood (456 2246)

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## LAND BUY-OUT COSTS

Bev Felske reports:  
This information comes from Loreen Russell, Lands Dept. Williams Lake .

In order to buy out your lease and own the lot a letter was sent to all leaseholders in Jan '94 indicating the new regulations.

1. A letter of application along with a cheque for \$107 must be submitted. Then the Lands office will send an appraiser out to give an appraisal. The \$107 is non-returnable.

2. Green Lake May '94: a lakefront lot was appraised at \$85,000; a second tier lot was appraised at \$23,500. It should be noted that each lot on any lake in the Cariboo will be appraised on an individual basis upon application to buy.

## ROADWORK PLANNED FOR OUR AREA.

Bev Felske report:

Mr Horseman, Dept. of Hwys. (395 5575) reports that a paving contract was let for the paving of Watch Lake road. Completion date was the fall of '94. This is the second half of a previous contract to pave this road. No other paving contracts will be awarded.

70 Mile road to the sani station has been widened. During the fall (94) the telephone and Hydro lines will be moved back. Plans are to straighten out and resurface the road to the sani-station, however this will take approximately two years because of budget restrictions.

South Green Lake road will be seal coated for 1.5 km past Sunset View Provincial Park in '94 and the remaining 4 km will be done in the summer of '95. There are no other resurfacing plans for our area.

## FERAL ANIMALS

Our Conservation Officer says property owners may shoot dogs that are harassing animals or people on their property. Only police and conservation officers may shoot them elsewhere. Those killing a dog may still face civil charges if the dog owner sues. He knows of no law that protects cats.

## GREEN LAKE WATER QUALITY

a GLARA initiative  
Although Robt. Grace, Env. Impact Assessment Biologist for BC Environment has not yet written his report. Verbally and also in a letter to a resident, he says Green Lake water is good **but** it is hard and alkaline. The Calcium Carbonate that gives the lake its hardness and green colour also precipitates out phosphates that are normally a major source of pollution. Phosphates accumulate from detergents and fertilizers. Biologists fear that the lack of flushing action plus the full development of building already approved will be more than the lake can handle. When the saturation point comes, the lake will become polluted. We can put back that date if we all use environmentally safe practices.

The same tests will continue next summer plus some at a half dozen shallow inshore sites. Inshore tests will be conducted on indicators of sewage, manure, fertilizer enrichment, road salt and siltation.

## BLACK BEAR PROBLEMS

Colin Nivison, Conservation Officer, 100 Mile House writes with advice on avoiding Bear problems.

Black Bears are common in the Cariboo, are at the top of the food chain, eat almost anything and have almost no natural enemies. Common sources of food near homes are composts, garbage storage, outside food storage and barbecues. Once a bear finds a source of food he will return to see if there is any more.

Prevention includes keeping BBQs clean to reduce food odours; minimizing vulnerable storage of food and garbage; scrubbing garbage cans with bleach and locating composts well away from dwellings.

Those sighting a bear in a residential area should call the Conservation office at 100 Mile if they have a concern 395-5511 or toll free 1-800-663 9453

## MORE BEAR OBSERVATIONS by Jack Wainwright

Those of us who roam the wilds of BC frequently sight bears. Invariably the sight or smell of humans will send them packing even to the point of galloping in panic! The exceptions are "Park Bears" that are protected from hunting and "problem bears" who have found easy pickings in residential areas. A normal bear's natural instinct is to flee and only attack if cornered or protecting cubs. In my opinion, any bear that frequents residential areas and shows no fear, should be reported to the CO immediately, because it is not acting normal. Don't tolerate it.

Our sympathies were extended to David and Lisa Dunbar on the tragic loss of their son Ian, age four. The family expressed their appreciation for the way the whole community rallied in their time of grief.

## LAKESHORE DEVELOPMENT

We asked Conservation Officer Nivison to comment on the beach improvements that just about every property has undergone at sometime. Green lake was much shallower for much of its history and when lease lots were sold just about every one of them had the remains of drowned trees well out into the water, just like it still is along the undeveloped east end bay. We could also catch fish in Green L. back then.

He writes: Every season we are asked to look into unauthorized work on lakes. We are particularly concerned with work that will harmfully alter fish habitat or cause the deposit of harmful material into the lake at a later date.

Many people plan lakeshore development to "improve" their property. The usual activity is the removal of lakeside trees and shrubs, filling in low wet lands, digging of channels to park boats in, and dumping of sandy material to improve a beach. These activities are usually illegal.

No work below the high water mark of any lake is legal unless Water Act approval is issued or approval is obtained from Fisheries Management, BC Environment, Williams Lake.

The Fisheries Act of Canada is a strong Federal law that has protected all fish habitat in Canada for many years. Fish habitat is defined as any water that is used by fish or food sources of fish. The shallow water along lakeshores is very productive as a source of insect larvae and shelter for small fish. Any time that the shallow water is changed eg. sand dumped on a gravelly or muddy lake bottom then that habitat is ruined. If all our "private beaches" were improved, there would be a considerable loss of fish habitat.

The dumping of dirt on low wetland, the digging of channels and the disturbing of beaches is also harmful to fish habitat. The habitat is either destroyed directly or silt will wash into the lake over time harming the environment.

If you are considering any lakeshore development be sure to check with the Fisheries Management Section, BC Environment, Williams Lake (398-4530) before starting the work. Large projects may require approval under the Water Act.

## FROM THE PRESIDENT:

(Dennis prepared a two page letter, not knowing that much of his "thunder" was appearing in other articles. He is adamant that we encourage everyone to appeal if they are at all unhappy with assessments. He says they were told at the Appeal Board hearing that most residents in our area were happy with their assessments! ed.)

GLARA has been quietly working on a number of issues brought to our attention such as:

- Neighbourhood Watch in co-operation with RCMP
- Residential areas speed limits.
- Water quality studies in co-op with Environment BC
- Open Range Cattle control...lotsa problems here.
- Greenbelt and Woodlots; meetings pending with CRD and TNRD representatives.
- Assessment data research.
- Monitoring CRD and TNRD minutes to keep current on activities that may affect our members.

## ASSESSMENT DATA DEFINED

The data on the last page is a summary of all the sales in our area in 1994. The 1995 assessments are supposed to be based on this data. Everything we have printed is public knowledge. Anyone can go into the Govt. Agent's office at 100 Mile and get this data plus the names and addresses of registered owners. We have only saved you the leg work, you still have to file your own appeal. The government adds a disclaimer as to its accuracy and suggests that specific cases should be verified with the owner if they are to be used in an appeal. Vacant = a land only sale; Mobil = other than land sale; nsale = no sale; impr = land plus improvements sale. Nothing in the records tells if a property is waterfrontage or upland. When asking officialdom for information, quote the Roll #. Subtract the land value from the total assessment to find the improvements assessment. If you have knowledge of a sale where the sale price does not reflect the total assessment, call Dennis Tupman with the details.

Condensed form of '94 sales for Green & Watch Lakes. Raw data provided by BC Asses. Auth. who will not guarantee accuracy

Item	Lot-Plan-Dist	Lot-LD27	Roll #	sale date	/price	type	size	land / total	95 assessment
1	B-KAP49867-728		40492.610	10-94	52,000	vacant	1.8 A		\$34,500 / 34,500
2	C -39113-3891		41617.894	03-94	60,350	"	.427 A		\$84,200/109,600
3	1-18835-3890		41617.700	10-94	152,000	impr	.68 A	Fox Crescent	93,500/126,700
4	20-18835-3890		41617.719	01-94	38,500	vacant	1.15A	Fox Crescent	100,000/135,500
5	23-18835-3890		41617.722	06-94	180,000	impr	1.01 A	Fox Crescent	98,800/166,500
6	5-13433-8432		40880.515	01-94	91,200	impr	.75 A	Grn L	99,800/160,000
7	9-blk8-13433-1604		40880.549	08-94	?	impr	.93 A	S Grn L	96,400/113,900
8	4-blk10-13433-8432		40880.574	10-94	136,000	impr	1.0 A	Grn L	98,500/120,300
9	49-18206-4540		41872.547	04-94	18,000	vacant	.69 A	Grn l	25,800/64,300
10	9-17199-4632		41892.009	01-93	36,900	vacant	.94 A	S Grn L	95,300/108,800
11	9-12790-728		40492.536	02-94	112,500	nsale	93.27x'160.95'	N Grn L	77,000/106,900
12	1-9775-3390		41425.000	08-94	24,700	nsale	.12	N Grn L	44,100/50,000
13	15-19057-3888		41617.226	03-94	?	nsale	.81 A	N Grn L	97,000/124,000
14	Blk C-1636		40880.007	08-94	110,000	impr	1.43 A	S Grn L	96,400/113,200
15	Blk K-1636		40880.014	06-94	?	nsale	1.58 A	S Grn L	112,000/147,200
16	Blk N-1636		40880.016	07-94	54,000	impr	1.43 A	S Grn L	96,400/112,800
17	3-Blk 1-13433-1636		40880.023	05-94	68,000	vacant	1.38 A	S Grn l	101,000/144,600
18	4-Blk 2-13433-1637		40880.034	09-94	11,200	mobil	.70 A	S Grn L lease#512093	92,800/113,600
19	9-Blk 3-13433-1637		40880.459	04-94	60,000	nsale	.74 A	S Grn L	95,800/106,400
20	3 Blk 4-13433-1637		40880.473	09-94	150,000	impr	.91 A	S Grn L	96,200/155,000
21	13-Blk 4-13433-1637		40880.483	07-94	41,800	vacant	.69 A	S Grn L	91,500/91,500
22	2-Blk 5-13433-1637		40880.492	07-94	190,000	impr	.74 A	S Grn L	90,400/200,400
23	4-Blk 5-13433-1637		40880.494	05-94	60,000	vacant	.73 A	S Grn L	90,300/148,800
24	8-Blk 5-13433-1637		40880.498	03-94	65,000	vacant	.81 A	S Grn L	97,400/122,300
25	11-Blk 8-13433-1636		40880.551	06-94	140,000	impr	.74 A	S Grn L	94,400/122,800
	"		"	04-94	60,000	vacant	"		same
26	16-Blk 12-13433-8432		40880.716	09-94	195,000	impr	.648 A	S Grn L	92,700/178,600
27	1-17200-4543		41871.999	07-94	86,850	vacant	1.52 A	S Grn L	86,400/86,400
28	4-17200-4543		41872.003	07-94	58,800	vacant	.57 A	S Grn l	81,800/97,900
29	25-17200-4541		41872.024	05-94	?	impr	1.11 A	S Grn L	97,100/133,700
30	31-17200-4541		41872.030	02-94	85,000	impr	1.01 A	S Grn L	97,200/177,200
31	34-17200-4541		41872.033	08-94	210,000	impr	1.08 A	S Grn L	100,000/198,800
32	40-17200-4541		41872.039	11-94	85,000	nsale	1.10 A	S Grn L	95,800/132,100
33	41-17200-4541		41872.040	03-94	62,500	vacant	1.12 A	S Grn L	99,000/133,400
34	44-17200-4540		41872.243	07-94	179,000	impr	.77 A	S Grn L	96,300/172,000
35	49-17200-4540		41872.048	05-94	121,000	impr	.97 A	S Grn L	104,000/123,600
36	28-12598-4535		41871.527	05-94	50,000	impr	.82 A	Watch L	16,300/69,900
37	9-14253-4535		41871.539	07-94	167,500	impr	.66 A	Watch L	68,500/167,400
38	45-14253-4535		41871.580	09-94	25,000	impr	.62 A	Watch L	14,200/22,300
39	48-14253-4535		41871.583	03-94	46,873	impr	.36 A	Watch L	12,200/38,400
40	49-14253-4535		41871.584	03-94	8,127	vacant	.38 A	Watch L	12,300/12,300
41	53-14253-4535		41871.588	08-94	72,000	impr	.39 A	Watch L	12,400/56,100
42	57-14253-4535		41871.592	09-94	80,000	impr	.50 A	Watch L	12,900/55,800
43	60-14253-4535		41871.595	09-94	59,900	impr	.34 A	Watch L	12,200/33,600
44	66-14253-4535		41871.601	08-94	?	nsale	.79 A	Watch L	16,000/62,400
45	Pcl A(KE84208)-14253-4535		41871.602	04-94	27,700	impr	1.61 A	Watch L	20,100/25,500
46	63-17200-4540		41872.061	06-94	110,000	impr	.96 A	S Grn L	96,700/131,700
47	1-Blk 7-13433-1604		40880.521	01-94	35,500	vacant	.77 A	S Grn Point Rd	82,100/116,000
48	3 Blk 7-13433-1604		40880.523	09-94	142,500	impr	.80 A	S Grn Point Rd	87,600/133,400
49	7 Blk 7 13433-1604		40880.527	05-94	60,000	vacant	.59 A	S Grn Point Rd	92,200/98,200
50	Blk J DL-3794		41596.016	10-94	94,500	impr	2.06 A	N Grn Acreage	87,400/113,900
51	Blk L DL 3794		41596.020	11-94	24,500	impr	1.82 A	N Grn Acreage	71,300/74,700
52	BLK M DL 3794		41596.022	11-94	58,400	impr	1.92 A	N Grn Acreage	60,800/110,300
53	DL 8039		44896.000	02-94	124,000	impr	2.3 A	N Grn Acreage	125,000/292,000

-----ACREAGE SALES-----

1	11-23710-1917		40959.910	03-94	73,500	nsale	10.10 A	Watch L	34,100/88,900
2	6-32898-4536		41871.820	09-94	71,900	mobile	10.07 A	Watch L	34,100/109,800
3	DL 8072		44936.000	10-94	78,500	impr	5.8 A	Watch L	65,600/74,200