

Lutheran Church of the Covenant
1111 La Jolla Village Drive
San Diego, Ca. 92129

May 16, 1977

Fred Wimberly
DSMA Director
4250 West Sixth Street
Los Angeles, Ca. 90020

Dear Fred,

At your request here is an update of what is happening at the Lutheran Church of the Covenant in Penasquitos:

1. Our average attendance has increased from 35 in 1976 to 84 for the first four months of 1977; our average Sunday offerings from \$80 to \$250.

2. The population of Penasquitos is now 14,000, up from 5000 in 1973. Our school population is increasing by 20% each year. Building is booming and middle class families are waiting in line to buy homes here.

3. Our congregation is renting the multi purpose room at Penasquitos School for \$20 per hour for our Sunday worship services and Sunday School. All other church activities are held in private homes.

4. The master plan for development of Penasquitos submitted by Penasquitos Inc. (the Teamster's Pension Fund) includes 3 church sites (1 1/2 acres, 2 1/2 acres, 4 1/2 acres). On 15 separate occasions I met with their representatives in an attempt to purchase the 2 1/2 acre site. After months of stalling, Ed Gabrielson, vice-president of Penasquitos Inc. agreed to sell the land to us for \$55,000 per acre. The agreement, however, was vetoed by the President of Penasquitos Inc (no reason was given). Gabrielson indicated that perhaps six months from now we may be able to have a contract in our hands regarding above named property. No church owns any property in Penasquitos and the "master-plan" does not call for any development of church sites until after 1980.

5. We are making a concerted effort to locate vacant property in Penasquitos that is not owned by Penasquitos Inc. A beautiful 3 acre site near the golf course is owned by a Chicago resident. It is not listed for sale but we plan to work through a local relator to negotiate with the owner for purchase of this property. The realtor suggested that a realistic price would be 50-60 thousand per acre. He further suggested that \$1000 "earnest money" be placed in a trust fund to indicate the seriousness of our interest in the property. We have agreed to do this and will withdraw funds from our "church site" account in order to do this.

6. We are using every resource possible to uncover any other pockets of land in Penasquitos which may not be owned by Penasquitos Inc.

7. We have started a "church site fund" this month and it now has a balance of \$1775.

I hope this helps you keep abreast of the situation here.

In Christ,

J. R. Borgie