

Tomahawk Wis. Jan. 20, 1916

Col. Ed. Fletcher

San Diego, Cal.

Friend Fletcher:--

Received yours of the 24th ult. and contents noted. For the time being at least I have pacified Bradley, but can not say how long this may last.

You ask me how much I have in the property. I have just One half of the amount you gave me as what the Froehlich tract would sell for, excepting the high land.

It came about this way. When I returned to Tomahawk I found the farmer who had purchased my farm was dissatisfied and he thought that he bit off more than he could chew. He had built an elaborate home on the farm which he wanted me to pay for. Inasmuch as Bradley was one half owner of the place, and as he did not want to do anything in that line I traded my equity in the Froehlich tract ~~\$3,500.00~~ (on which I had made a cash payment to you of \$3,500.00) for the equity in farm. As he did not view the premises I showed him your letter and guaranteed to him that by Jan. 1, 1916 he would have his share out of it as you assured me that you could easily sell the level lands for those figures.

When the second payment to you was due, he would not put up the money, so he borrowed same at the Bank and made me endorse it.

Now this note is past due and Bradley does not contemplate paying it until such a time that he gets returns from the

Froehlich tract. He thinks that during the exposition time if the land was worth anything at all, some of it should have been disposed of.

Paying off the farmer put me way behind and if he should insist on my taking the Froehlich tract back, I simply could not do it.

Personally I have never been in such hard a shape financially as at present. The Bradleys carry my stock in the Bank as collateral and all dividends have to be paid to them. This leaves me only a revenue from farm to support myself and family. If you ever have had any experience with farming you will realize how hard it is to do so, especially when farm is new.

If you possibly could dispose of most of the land the coming year I believe it would help us all out.

Brooks and I still own that Lot on 16th and B. Street. Brooks advanced all the money, and at present he is about as hard up as I am. I wish we could dispose of that Lot so Brooks could get his money out of it.

I have not heard anything from San Diego for nearly a year and do not know how things are coming.

I hope you have had success in disposing your water systems

With kind regards to family and self, remain

Yours truly

John W. Froehlich
Have taxes and all assessments been paid on this tract?

May 18, 1918.

Mr. J. W. Froelick,
Tomahawk, Wisconsin,

My dear Mr. Froelick:

I am sorry that I have been so delayed, but have simply been snowed under with work.

Enclosed find statement of the Froelick account with a check for one-half the amount due, which you will kindly turn over to Mr. Bradley if the statement is OK, and have him send me a receipt for the money. I have gone over the account and found same to be satisfactory; if there is anything that you do not understand kindly let me hear from you.

I have a chance to seal 25 or 30 acres of this land at \$250.00 an acre, on terms with interest at 7%. Let me know if Mr. Bradley wants to sell, and if so, write me a letter giving me authority to sell. It takes in all the rest of the vineyard that we have.

Enclosed find two articles from "Western Engineering" that I am sure will be of interest. Send them to our friend Brooks, and tell him that I am going to write a good long letter soon; that I am not dead, only sleeping.

Hoping that you are feeling yourself again, and that we will see you out here this winter.

Very sincerely yours

encl
F-K

April 6, 1921.

Mr. J. W. Froelich,
1337 So. Hoover St.
Los Angeles.

My dear Mr. Froelich:

Lots E, I and J sold for \$2,975.00, one half of which, \$1,487.50, has been paid Mr. Bradley. Lot K sold for \$2,375.00, one half of which, \$1,187.50, has been paid Mr. Bradley, but there is a commission of \$62.50 still coming to me on Lot K, which was not deducted when the settlement was made. Lots F, G and H sold for \$4,110.00, or \$3,699.00 net, on time; a payment has been made on these lots of \$1,000, one half of which was remitted to Mr. Bradley, less commission of \$205.50, or \$294.50. The balance is to be paid on time, one half of which we will give to Mr. Bradley as the payments come in.

I will send Mr. Bradley a check shortly to clean everything up to date.

Write me a letter and let me know what you want for your 16th St. property and I will make a special effort to dispose of it.

Yours very sincerely,

EF:HLS

1825 S. Hobart Blv'd Los Angeles Cal. Nov. 20, 1923

Col. Ed. Fletcher
San Diego, Cal.

My Dear Colonel:--

Referring to my letter to you of Nov. 26, 1912 wherein I notified you that I had assigned my right title and interest to the Froehlich tract in El Cajon valley to Mr. William T. Bradley, excepting profits over and above whatever he had into this deal, of which I was to retain $\frac{1}{2}$.

This occurred as you will notice 11 years ago, and a good many things have happened since, therefore let the matter rest until things "looked brighter".

A short time ago I saw a write up in the Los Angeles "Times" together with a picture of your family, and the thought occurred to me that things may have proppered so well under your able leadership and management, that perhaps there might be an equity for me in this tract.

Will you therefore at your convenience let me know if this tract has all been disposed of, and if so the net amount realized, so in case there should be an equity, I could have something be "thankful" for this Thanksgiving.

For "be it known" -- between ^{changing} the cure and paying for Doctor bills--- there was very little ^{in this respect} since the above was entered into.

With kind personal regards, beg to remain

Sincerely Yours

John W. Froehlich
1825 S. Hobart Blvd

May come down and see you some of these days.

Nov. 23, 1923.

Miss Fletcher:

Make out a statement showing your much money has been sent to Bradley since Nov. 26, 1912; what money, if anything, I owe Bradley and let me see the map showing the lands that are still unsold.

E.F.

March 11, 1924.

Mr. J. W. Froehlich,
1337 So. Hoover St.,
Los Angeles, Calif.

My dear Mr. Froehlich:

I think I furnished you a statement the 1st of January as to how the account stood, and the matter has been neglected until the other day I deposited the statement and the money with the Union Trust Company of San Diego. They receipted it subject to the approval of Mr. Bradley, which is all right, but will you kindly write Mr. Bradley and tell him what I have done.

The money is there. Have you any equity in the property. How much do you owe Mr. Bradley on this? I would prefer to buy the property and clean it up rather than all this monkey business of statements, providing a satisfactory arrangement can be made.

Let me know what you have in mind in regard to it.

Yours very truly,

EF:ELM

March 18, 1924.

Mr. John W. Froehlich,
1825 S. Hobart Blvd.,
Los Angeles, California.

My dear Froehlich:

Answering yours of the 15th, thanks for your patience. Have been hard up for ready money and the matter has been overlooked and just drifted until lately. Am sorry, and hope when you get the data you have written for that you will let me know and we will get down to brass tacks.

Yours very truly,

EF:KIM

Los Angeles Cal. April 1, 1924

Col. Edward Fletcher
San Diego, Cal.

My Dear Colonel:--

Just had a letter from Mr. Bradley in reply to my letter regarding the Froehlich Tract and in regard to obtaining his O.K. for the Union Title & Trust Co.

Mr. Bradley would like to have the following information.
Lots sold and the acreage *a to K (Inc.)* 56.4 ac.
Lots unsold and the acreage *L to Q* " 14.6 ac-
The data I have here is very meagre, and I want to get it correct before answering him.

He expects to make us a visit next fall and inasmuch as he has never seen the tract want to show it to him when he comes.

However will keep on by correspondence and try and have everything necessary so when I come down there we can clean it up.

Also give me an approximate estimate of the value of acreage remaining unsold.

Hoping you will give this your prompt attention

Best to remain

Yours truly

John W. Froehlich
1825 S. Hobart Blv'd

Low L m n O P r 2 unold

L	2.3
M	2.3
n	3.0
O	7.9
P	2.1
2	4
	<hr/>
	14.6

Loed - a -

a	4.9
B	4.9
C	5.1
D	4.7
E	4.7
F	4.7
G	4.8
H	4.2
I	3.2
J	3.7
K	11.5
	<hr/>
	56.4

April 11, 1924.

Mr. John W. Froehlich,
1825 S. Hobart Blvd.,
Los Angeles, California.

My dear Froehlich:

Answering yours of April 1st, will say the acreage that we have sold, Lots A to K, inclusive, consists of 56.4 acres. There is an unpaid balance on these lots which we will collect, amounting to \$335.00.

Lots L to Q, inclusive, consist of 14.6 acres, adjoining the flume. You can put a value on it of anything from as low as \$50 an acre up to \$500 an acre. It is easily accessible to water but it is a rough hillside. Our present asking price is \$8000.00.

I have just given an option to sell our Cuyamaca System to the irrigation district and hope it will go thru.

With kind regards and hoping you are feeling in good shape, I am

Yours very truly,

EF:KLM

Los Angeles Cal. April 22, 1924

Col. Edward Fletcher
San Diego, Cal.

My Dear Colonel:--

Beg to acknowledge receipt of yours April 11, 1924 advising that you had sold fol. acreage of Froehlich Tract:--

Lots A. to K. Inclusive	56.4 acres
And that there remained unsold Lots L. to Q consisting of	<u>14.6</u> m"
Making a Total of	70.00 acres

Pardon me for being so dense, but I have been trying to reconcile acreage we originally purchased with the above and am unable to do it. I have no doubt it is there somewhere and only my density is unable to locate it.

But originally we purchased	107.53 acres
Less right of way for flume	<u>3.00</u> "
Leaving	104.53 acres

at \$150.00 per acre making 15,679.50 one half of which would be \$7,839.75 but actually paying \$8,200.00.

According to above there is a discrepancy of 34.54 acres. Before making report to Mr. Bradley will you enlighten me as where the difference comes in.

Note that you practically have made the trade with City of San Diego. You certainly worked hard enough on this proposition, and are entitled to the fruits of your labor.

For one with less optimism and stick to it iveness would have "bunched" it a long time ago. At least I would have.

With kind personal regards, remain
Yours very truly

John W. Froehlich

3.
23
2,1
4,9
257
38,0
56,4
94,4
93

May 5, 1924.

Mr. John W. Froehlich,
1825 So. Hobart Blvd.,
Los Angeles, Calif.

My dear Froelich;

Answering yours of April 22nd, inclosed
find letter from our engineer which I think answers
your question.

I am sorry that we made the mistake in
acreage. I don't know whether it is mine or my
secretary's.

With kind regards,

Very sincerely yours,

EF:AH

May 1, 1924

Colonel Fletcher,
Office.

Dear Sir:

Below I give you a tabulation of the acreage of
the Froehlich tract. The discrepancy in acreage referred
to in his letter to you of April 22nd was occasioned by
leaving out lot R with an acreage of 25.7 acres. This will
leave unsold lots B to R consisting of 40.33 acres as shown
by the following tabulation.

Total acreage of entire tract		107.53
" " " lettered lots (A to R incl)		
as given by figures on map	96.70 ac.	
acreage in flume right of way	3.00 "	
" left in numbered lots		
(1 to 21 inc.)	<u>7.83 "</u>	107.53

-- 000 --

Total acreage sold - Lots A to K inc.	56.40 ac.	
" " unsold " B to R "	40.30 "	
" " numbered " 1 to 21 "	7.83 "	
" " in flume right of way	<u>3.00</u>	107.53

Respectfully,

W. B. SHROPSHIRE

WBS:ME

June 16, 1927

Mr. John Froehlich,
1835 So. Hobart Blvd.
Los Angeles, Calif.

My dear Mr. Froehlich:

Can you give me the address of William

T. Bradley?

The Union Trust Company have not decided to
me the Bradley interests in the Froehlich lands,
They say they have repeatedly written to Mr.
Bradley to sign the assignment and they hear nothing
from him.

I would like to get this matter straightened
up as soon as possible.

Anything you can do to help me will be
greatly appreciated and I will be glad to return
the favor when I can.

Yours truly,

MF:AK

#5355
#1779

Los Angeles Cal. June 16, 1927

Col. Ed. Fletcher
920-8th St.
San Diego, Cal.

My Dear Colonel:—

I have yours of the 16th inst. informing me that
Mr. Wm. T. Bradley had not assigned his interest in the
Froehlich tract, to you.

This was a surprise to me, for I distinctly remember
Mr. Bradley signing a document, at the time you gave the
note in settlement, and we went to the Title Co. for the very
purpose of signing over his interest to you.

I remember of making the remark, that now this entire
transaction with the Froehlich tract was finished, and should
there be any delay about the note, that it now was a matter
between you and him. The Esrow Clerk informed Mr. Bradley
that this was his understanding, and the entire property
now belonged to you.

Evidently they mislaid this document, and therefore have to
obtain another one.

My experience with Mr. Bradley for promptness, has been
about the same as you mention in your letter.

At the present time he is attending a Seventh Day Adventist
Meeting in New York. His address is to July 4th
Mr. Wm. T. Bradley, Union Springs, New York, c/o S.D.A. Camp Meeting—
after July 4th and until next September it is Westport, New York.
After that presume he will return to Glendale, Cal. as he sold
his residence at Westport.

Suggest that the Union Title Co. when they mail the
Document for his signature, mail it by Registered Letter with
Ret. Rec't Req. as it is my experience that unless he is
impressed with the importance of the letter, he is liable not
to pay any attention to it.

However if they fail to get results, better get in touch
with me and will try and get it for you.

When are you going to open that Bank at Encinitas?
I want to be one of your first depositors there.

With kind regards, remain

Very truly Yours

J. W. Froehlich

9/15/27
23
20
15

Ed Fletcher Papers

1870-1955

MSS.81

Box: 9 Folder: 2

General Correspondence - Froelich, John W.



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