

June 5th, 1929,

Major General Frederick S. Strong
Park Manor Hotel
San Diego, California.

My dear General Strong:

I am very anxious to have you join the San Diego Athletic Club.

There is a Service Membership available to the commissioned officers of the regular Army, Navy, Marine Corps, etc., and any officer who has been retired is eligible to this membership. There is no initiation fee for the Service membership, and the dues are only \$5.50 a month.

I am enclosing an application blank which kindly complete and return to me if it is your desire to join the Club, and I assure you I shall be very happy to welcome you into the Club.

With kind regards, I am

Very sincerely,

EF:GMF
Encl.

BRIGADIER GENERAL F. S. STRONG
2565 ALBATROSS STREET
SAN DIEGO, CALIFORNIA

June 10th 1929.

Dear Colonel Fletcher,

I thank you very much for wishing to have me join the Athletic Club. I am not much of a Club man, but consider it an honor to be on the roll of this splendid organization which is such a credit

to the City. I inclose
the membership application
with check for first month's
dues. With appreciation
and best wishes I am

Very sincerely yours,
F. S. Strong.

June Twenty-second,
11 9 2 9

Maj. Gen. F. S. Strong,
2565 Albatross
San Diego, Calif.

My dear General:

I find your letter of the ten on my return from a two week's trip with my children to Yellowstone and Grand Canyon.

I appreciate very much your joining the Club and it is an honor to propose you.

We have got to have another trip pretty soon, haven't we? I wish you would give me a ring to remind me of it. You know you are one of the family and you have the absolute right to say "When are we going to go and where".

With kindest regards to you and the good wife,

Sincerely yours,

EF:AK

May 9, 1934

Col. F. S. Strong, Jr.
718 Book Building
Detroit, Michigan

My dear Colonel:

I contacted Mr. Quinn this morning, and he furnished me with the following information: That Mr. Leisure drew the original option that you signed, that he wanted an option and not a sales agency and had never approved the option prepared by Mr. Leisure, that Mr. Leisure had pledged him months ago the option from all the heirs and that he, Leisure, represented all the heirs. Naturally, this put Mr. Leisure on the spot, not alone with Quinn but some of the syndicate that Quinn represents. It's up to you to help Leisure out of the hole so you are not on the spot. I told Mr. Leisure you had agreed to sign, provided the conditions were satisfactory and approved by your attorney; so, by all means, prepare and sign what you and your attorney approve so it puts you in the clear. In the first place, Mr. Leisure informed me that Mr. Quinn and his associates were responsible men and would not bribe anyone, in his opinion. I told him that that matter was settled last night and the responsibility is with the Ward heirs; in that respect, also, they must decide what damage, if any, my efforts will be effective in working from the bottom up with the U. S. Forest Service, once they find out that Quinn is trying to sell through the higher-ups. Again I offered to completely step out of the picture, but Mr. Leisure said I was needed, and it was decided to go ahead with the option to Quinn. Have your attorney read the first option. Being the part owner and representing the Ward Estate, I don't think the Ward interests were properly protected by Mr. Leisure. The new option includes what I could get Mr. Leisure to put in. I recommend the following: That in Section 6, fifth line, that it be increased to two months, instead of one. Sections 6 and 7 conflict, the abstract of title will take two months to get out and should be got out immediately the option is exercised, and not left with only a thirty-day period from payment of \$150,000. In Article VII the taxes should be prorated. Our fiscal year is from July 1st to July 1st, and we should not pay the taxes, all of them, for 1934-1935. There is a matter of \$20,000 involved. The followings points should be included: First, the recording of this option

should be a violation of the agreement. The way this option reads, all Quinn would have to do is write a letter of acceptance that he has paid no money, and if the option is recorded in Humboldt and Del Norte Counties you would have to bring a suit to clear title and he could hold you up for anywhere from one to ten thousand dollars. This is being done all the time in California -- a specie of blackmail in order to secure a quit-claim deed without loss of time and money in clearing the title in case of sale to others, if Quinn should fall down. Remember we have had two experiences, and we don't want to get our properties tied up for nothing with an irresponsible individual.--a deliberate plan of our competitors to put us out of the running.

Provision should be made that if the property is sold to private parties a contract of sale should be signed and at least \$150,000 paid when the contract is signed, as evidence of good faith when the deed is put in escrow with the contract. As I interpret it, the present option would give Quinn the right simply to write a letter to us, thereby tying up for four or six months the property,--which would be ruination, Quinn, as I understand it, not being responsible financially.

Another condition which should be included is a forfeiture clause and the right to withdraw papers if put in escrow if the conditions are not lived up to. I am not a lawyer, but I am of the opinion that there is no consideration for the option and it is null and void, possibly. Leave it that way, if so, for our own protection, if they will accept it. Next, change the abstract of title to certificate of title by a responsible title company. It will save the estate thousands of dollars and time. I have taken the matter up with the title company at Eureka and know this to be true. All banks and trust companies accept certificates of title in California, and all of them (the title companies) have bonds up or collateral with the State guaranteeing the title.

Whether the property is sold to the Government or private individuals, you should have immediately upon putting the deed in escrow and signing the contract \$150,000 at least to clear the title of existing liens. It might be different with the Government, with everything put in escrow, but it would simplify matters whether sold to the Government or not, and this crowd should dig up the \$150,000 as an evidence of good faith, in any event. There should be a clause in this option that it is not in force and effect until all parties have signed, but don't change that date of expiration of option beyond June 15th next, in any event.

These are only a few of the suggestions, for the benefit of your attorney. I am not one, as you know, but have had considerable experience in real estate contracts, and am writing hastily, furnishing you this information simply as a suggestion for the benefit of your attorney and yourself. You have a copy of the agreement as to my compensation as agent. This should be passed on by your attorney, and Mr. Leisure said he would see to it that they were signed simultaneously. In sending the option and my agreement as to compensation, would you please state that you are giving this option with the understanding and agreement that my agreement of compensation is signed by all parties in interest as well as the option and forwarded to me.

With kindest regards,

Sincerely,

May 14, 1934

Col. F. S. Strong, Jr.
718 Book Building
Detroit, Michigan

My dear Colonel:

You do not know how much I appreciate your letter received by air-mail today. I was so fussed by the Quinn matter, but, my dear friend, I saw your position and did not propose those birds be given the chance to put you on the spot and get away with it -- even though it killed the sale to the U.S. It is hard to imagine that the U. S. Forest Service will not resent attempting to sell the Ward Estate property through Secretary Lokes with word from the higher-ups. It cannot be kept quiet, Secretary Wallace is the one who pays the money in conjunction with the U. S. Comptroller, and, as you know, the Secretary himself is on the Commission as well. In confidence, Mr. Quinn is my authority that this is the procedure. If the sale does not go through, the entire Forest Service, from the Regional Director up to the U. S. Forester and Secretary Wallace himself, must be angels not to resent it, and I cannot pay myself the compliment that my months of hard work with all the Forest Service will be able, through my friendship, to overcome the resentment, which would only be natural, in an attempt by Quinn to ignore the entire Forest Service. Only time will tell. It is only the highest regard for the General and you and your dear families that keeps me on the job at all. I bitterly disappointed you when I put my confidence in men and got you to come to California. It is now tit for tat, although both you and I have been a hundred percent sincere. If the Quinn sale does not go through, I would like to see any bird get an option on that property without putting up some money, or some evidence of good faith -- unless a definite contract is signed by absolutely responsible people or the Government.

I saw the Commissioner of Indian Affairs, my friend John Collier, Friday. There is a possibility there for the sale to the Indians or their benefit.

With kindest personal regards, and hoping for the best.

Your friend,

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WESTERN UNION

R. B. WHITE
PRESIDENTNEWCOMB CARLTON
CHAIRMAN OF THE BOARDJ. C. WILLEVER
FIRST VICE-PRESIDENT

SIGNS

DL = Day Letter
NM = Night Message
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter
Ship Radiogram

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at ~~the~~ BILTMORE, N. Y.

NY21 10=DETROIT MICH 26 944A

1934 NOV 26 AM 10 22

COL ED FLETCHER=

HOTEL BILTMORE=

LETTER JUST RECEIVED APPROVE WHAT YOU ARE DOING EXPECTING
TELEPHONE=

F S STRONG JR.

WESTERN UNION GIFT ORDERS ARE APPROPRIATE GIFTS FOR ALL OCCASIONS

May Twenty-third
1 9 6 4

*subject
sale*

Col. F. S. Strong, Jr.
713 Book Bldg.
Detroit, Mich.

My dear Colonel:

When I stopped off at Sacramento last Friday I went over the matter with the highway officials.

They have offered me something like \$1000 or \$1200 for right of way rather than have a law suit. I expect to get the matter settled shortly.

If any deal is made with Quinn it should call for a reservation for a right of way for highway purposes. He will be that much ahead, all as per our understanding.

The papers came back from San Francisco, I understand on your instructions. My suggestion is that you kept the deed to the Ed Fletcher Co., a corporation, because I believe it can be used and will be used in time again, otherwise it will save the administration of an estate and eight or nine months delay. I believe it can legally be used. This is only my own opinion, however.

Sincerely yours,

EP:ACK

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Ship Radiogram

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Received at 7 South Perry St., Pontiac, Mich. Telephone 4161

42 DL

PONTIAC MICH NOV 29 1934

COL ED FLETCHER

BILTMORE HOTEL NYK

MEET YOU MICHIGAN CENTRAL SEVEN THIRTY FIVE FRIDAY MORNING WE CAN
BREAKFAST TOGETHER THEN SEE WILLIS WARD AND HAROLD ABOUT NINE WILL
NOT GRANT QUINN OPTION WITHOUT MONEY CONSIDERATION TRY TO STAY OVER
NIGHT WITH US INSTEAD OF LEAVING BY PLANE FRIDAY

F S STRONG JR

*This is the one you
never received!*

Copy

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

WESTERN UNION (20)

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

DL = Day Letter
NM = Night Message
NL = Night Letter
LCO = Deferred Cable
NLT = Cable Night Letter
WLT = Week-End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on all messages, is STANDARD TIME.

Received at 341 Plaza, San Diego, Calif. ALWAYS OPEN
TEL. MAIN 2151

1934 DEC 3 AM 8 25

SB75 115 NL=TDZ PONTIAC MICH DEC 2

COLONEL ED FLETCHER=

1020 NINTH AVE SANDIEGO CALIF=

LEISURE PHONE TODAY UPSET BECAUSE HIS SCHEME FAILED TO WORK
HE PUT UP MONEY FOR YOUR TRIP SAID WOULD HOLD OPTION FROM
QUINN UNLESS WE WOULD GO ALONG WHICH I SAID WE WOULD NOT DO
LEISURE AFRAID SYNDICATE WILL BLOCK DEAL UNLESS THEY ARE IN
BELIEVE SO TOO STOP WHAT DO YOU SAY TO DEAL WITH YOU AND
SYNDICATE REPRESENTING ESTATE TRACT YOU ALONE REPRESENTING
TWELVE THOUSAND ACRES ALONG LINES SUGGESTED IN MY LETTER TO
YOU WASHINGTON LAST WEEK STOP CAN YOU MEET HAROLD AND ME
ALSO LEISURE QUINN GARTNER AT WASHINGTON IN FINAL EFFORT TO
SETTLE MATTER TRIP AT OUR EXPENSE SUGGEST FIRST NEXT WEEK SO
YOU CAN COME BY RAIL PLEASE RUSH REPLY=.

F S STRONG JR.

F. S. STRONG, JR.
718 BOOK BUILDING
DETROIT

December 5th, 1934.

Dear Colonel Fletcher:

Please don't think we are losing our minds when we suggest another immediate trip for you. We can continue to thank Leisure and Quinn for our trouble.

Leisure telephoned me Sunday afternoon and seemed quite surprised and upset when I told him we had not signed any papers or authorized you to sign the paper which Quinn gave you covering the interests of the western heirs. He said that he had suggested that Quinn wire you to come on at his expense and that he, Leisure, had agreed to put up half of the money. He said of course that he expected when you came everything would be fixed up to their satisfaction. It was funny to hear him bemoaning his fate about the \$250.00. I had to tell him that I really thought nothing had been accomplished by that particular trip. We had quite a long conversation at his expense, he asked me many questions including whether we would sell separately and if so whether they would have a chance to come in. Of course I told him they would be given a chance to come in but we would sell separately only if they refused. I had to tell him I felt Quinn's price to the Government was much too high and might result in our losing the sale and that we insist upon dealing with the Forest Service direct through you.

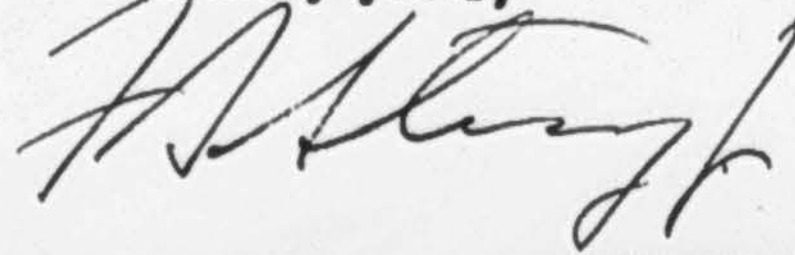
He then asked what Quinn and ^{his} people would do if they were left out. I said they weren't left out because I understood that he and some others had given Quinn an option. Leisure said he had not given Quinn an option but was collecting options from some of the Fays and from Mrs. Leisure with the idea of holding them until they could get us lined up. Therefore, according to Leisure Quinn has nothing at the present time and Leisure is afraid Quinn's people might try to block the deal. Of course what he really wants is to have something go through with Quinn in it so he can get himself out of the jam he is in. Leisure said he understood O'Connor had been in Warm Springs over the holiday and that the redwood matter was one of the things he was to take up with the President. Leisure sounded rather down in the mouth and wanted to know what to do about it. He said he would be in Washington on the Dupont investigation for the next two weeks, care of Donovan & Leisure, Shoreham Building. I told him to think the matter over and that I would do the same and would communicate with you and that I hoped somebody would get a bright idea.

As a matter of fact I really had an idea in mind along the lines indicated in my letter to you in Washington last week which perhaps

you did not receive. I had Harold Ward out and we talked it over Sunday evening and my nightletter to you was the result. Your answer came last evening and I immediately nightlettered Leisure in Washington but have not yet received a reply. However, I feel sure they will jump at the chance for another meeting at our expense. I will send you the \$450.00 by air mail as soon as I receive word from Leisure, probably tomorrow. We hate to have you fly at this season and could arrange to postpone the meeting so that you could arrive by train. Think it over. I have considered all angles of our present dilemma and have come to the conclusion that although the syndicate admit that they must deal in the regular way through the Forest Service, still O'Connor could block the deal very easily by persuading the President that they don't want a redwood forest after all in view of all the national forests already existing in the western states and that he wouldn't care to have all this money that he is allotting used for that purpose. Since you told us Dern is not wedded to the idea of a redwood forest and since all the other members of the Commission come from the middle west or east, it can be seen that the redwood idea can be easily dissipated. On the other hand, O'Connor could be useful by urging the advisability of acquiring a redwood forest at the present time since the Forest Service have none and could urge the President to allot additional money if necessary and let it be known to the Commission that he would like to see considerable part of this money go for redwoods. In view of all this I think O'Connor and the syndicate would have to be in the deal or there will be no deal. My thought therefore is that you will represent us with respect to the 12,000 acres at 40¢ for redwood and 20¢ for other timber according to the offer already made the Forest Service and that you will also represent our undivided one-sixth interest in the estate lands; that the syndicate will represent Leisure and certain of the other heirs with respect to the estate lands; that we will all arrive at a satisfactory agreement at the meeting in Washington presenting a united front to the Forest Service and Commission, that the track will thus be cleared, the Commission will meet, the Klamath will be included in the purchase area, that the various subsequent steps set forth in Kneipp's letter to you will be carried out and while the 12,000 acres will go on the original basis, an appraisal will show the estate lands to be more valuable and they will probably go at a price of maybe 60¢ for redwood. I have made an analysis of the stumpage figures and find that at 60¢ for redwood and 30¢ for other wood on the estate tract and your figure on the 12,000 acres, the gross price to the Government would be over \$1,400,000.00, that at 50¢ and 25¢ for the estate lands the gross would be \$1,250,000.00 and that at 40¢ and 20¢ for all the gross would be \$1,080,000.00. Frankly I believe something can be worked out and that something must be worked out or there will be no deal.

This is sent to you so that you may get an understanding of how we look at the matter. As soon as I hear from Leisure I will confirm to you by wire and as stated will send you check by air mail. Wednesday, the 12th, would be a good day for the meeting from my standpoint.

Sincerely yours,



Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

2565 Albatross Street,
San Diego, California

December 5, 1934

Mr. George S. Leisure,
30 Broad Street,
New York

My dear George:

Your letter came just after Colonel Fletcher left for the East, so I decided to delay answering until his return, so as to be informed of the present situation re the Redwood deal. I have read your letter with interest and assure you that I am anxious to assist the heirs in every legitimate way in securing a maximum return for their property.

Since my retirement in 1919 I have paid the taxes on the redwood lands to the amount of nearly \$400,000. There are now due over \$250,000 in delinquent taxes and the property will be forfeited to the state unless the back taxes are taken care of. I believe that I am as well informed as to the merits of the problem as any of the interested heirs. What you say as to the value of the property cannot be substantiated. In 1926-27 at the height of the boom I believe that it might have been sold for five or six millions, but your valuation of \$12,000,000 is out of all reason. The question now is what is the property worth today and can a sale be made to the government.

The lumber market is dead and nearly all operators are in the red. Lumber for building purposes is being replaced by concrete, steel, glass, etc and the outlook is dark. Colonel Fletcher induced the Governor to submit a bill which was passed at a special session of the Legislature authorizing the federal government to acquire timber lands for forestry park purposes. Until this act was passed such sale was prohibited.

Colonel Fletcher at once approached the forestry department with a view to their purchasing the Ward and other adjacent tracts. Having served on the State Forestry Commission for seven years he knew the personnel and understood their methods and point of view. The regional forester required a definite price offer which resulted in the 40 cent and 20 cent price. These prices would mean a purchase price of practically a million dollars, which is two or three hundred

thousand more than the heirs would have realized under the option given Colonel Fletcher last year. The situation is acute, time is an important element, and, as you say, unity of action of the heirs is vital. The sale can only be made through regular forestry channels, and I firmly advise all the heirs to get behind Colonel Fletcher who is in close touch with the forestry people and has their good will. In my opinion this is the only practical method of saving the heirs' interest in redwood lands.

With love for Lucille, the boys and yourself from

us both,

Sincerely yours,

F. S. Strong

FSS:2

F. S. STRONG, JR.
718 BOOK BUILDING
DETROIT

December 5th, 1934.

Dear Colonel Fletcher:

Your air mail letter of the 3rd just arrived so I replied by dayletter. I hope the explanation in my letter of Tuesday covers the situation rather entirely. As indicated in my dayletter of today, we are telling Leisure and his people absolutely nothing, simply suggesting the meeting as a result of Leisure's telephone call for the purpose of trying to agree as to who is to represent our various interests. Of course I consider it highly important that you, Harold Ward and I go over matters together first and that we then see Silcox before meeting Leisure and his group. If we cannot reach an agreement with the latter we will just have to let matters stand as they are.

Enclosed is check for \$450.00. I am writing Leisure for confirmation of Wednesday as suitable time for the meeting and suggest that the matter be made flexible enough to afford a change in case your plans require it. We still wish you would come by rail. Would there be any merit in your coming via Detroit so we could take the train at 5:30 Tuesday and discuss matters enroute to Washington?

Let's keep each other posted.

Sincerely,

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

F. S. Strong

CLASS OF SERVICE DESIRED	
DOMESTIC	CABLE
TELEGRAM	FULL RATE
DAY LETTER	DEFERRED
NIGHT MESSAGE	NIGHT LETTER <input checked="" type="checkbox"/>
NIGHT LETTER	WEEK END LETTER

Patrons should check class of service desired; otherwise message will be transmitted as a full-rate communication.

WESTERN UNION

CH
ACCT'G INFM
TIME FILED

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

Send the following message, subject to the terms on back hereof, which are hereby agreed to

Senator Ed Fletcher,
Sacramento Hotel,
Sacramento, California.

March 6th, 1935.

Sixty cents for standing redwood thirty cents for other standing timber gives about one million thirty thousand for sixteen thousand acre estate tract STOP Believe some such figure would afford fair basis for tentative agreement with Show STOP Eastern heirs could hardly object STOP Airmail letter follows.

F. S. Strong, Jr.

Charge-Booth Investment Company
718 Book Building.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 20

**General Correspondence - Strong,
Major General Frederick S.**



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