

COLLECTION NAME ED FLETCHER

SERIES & FOLDER TITLE CORRESPONDENCE: WILSTER, OWEN

Description of Material	Date Of Material	Re-Filed As:	
		Series	Folder Title
LETTER FLETCHER TO OSCAR COTTON (Journal with the 1911-1912 corres. w/ O. Wister)	NOV. 28 1940	GCC, MISS. LAND.	WORKS - HOLT

Aug. 4, 1911

Mr. Owen Wister,
Hotel Moxum,
Salt Lake, Utah

My dear Mr. Wister:

When you were here you told me if I had any good investment to submit it to you. Your visit here was a pleasure for I recognized that we could find many things in common, particularly in the matter of development raw land and the pleasure we can get out of it in doing so much good for the country.

You will remember our trip to Flynn Springs that afternoon and went up to the Perkins' ranch which is marked on the enclosed map, where I picked the orange off of the tree and showed you the fine olive orchard, grape vineyard, etc. You will remember those hills to the south as we went up. Well, I own block 42, 43, 44, 48, 49, 50 and 51 comprising 3867 acres. I have sold to Flynn and Vaghi about 175 acres and 40 acres is tied up around the springs which you will see marked also 92 acres was sold to Tibals. In addition, I have reserved nearly 200 acres of land for the Cuyamaca Water Company as they will undoubtedly use it as a lake to conserve water in the winter for the irrigation season when the rest of that system is constructed. This makes a total of about five hundred acres that is reserved leaving a balance of 3350 acres of land that

I would like to own in joint account with you and want you to buy a half interest in same. While a great deal of it is hills, they are beautiful hills and are capable of wonderful development. There is plenty of fine orchard land as well there. Please notice the proposed road in blue that I have drawn. This will be the most scenic road close to San Diego that can be built and will compare only with the view from Grossmont and Mt. Helix as the road will have the view of Dehesa, Sweetwater valley and all the country to the south to Mexico. This road is easily built and will add 200% to the value of the property. In fact this will become a famous road and one of the greatest assets of San Diego county. There is a magnificent spring on the highest point which is approximately two thousand feet.

The average rainfall is fifteen to twenty inches. This land will appeal to people owing to its magnificent view for a pleasure proposition while there are hundreds of acres that can be put into orchards which will grow well without irrigation. Oranges, lemons and olives will need some water and will do exceedingly well on the property at an elevation of about 1300 ft. Apples, pears, peaches, grapes and things of that kind will grow without irrigation to perfection. There are some wonderful rocky canyons with magnificent outlooks on the property.

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I understand that there is an oil mine on the property and negotiations are under way now, to purchase or secure by lease, a quartz quarry which is on the property and is needed for the manufacture of tile, pottery etc. However, these are all indefinite propositions and can only be handled through proper transportation.

The west line of this property is within two miles of El Cajon valley and two miles from Lakeside railroad station.

You may have an undivided one half interest in this property on the basis of \$15,000 per acre or, in round figures, \$25,000.00 for your one half interest on the basis of \$5,000.00 down within a reasonable time and \$5,000.00 a year thereafter with 6% interest until paid with the option of paying up at any time that you may desire to do so. I will manage, subdivide and take over the general supervision of sale of the property for 25% of the net profits and to be paid only actual expenses from time to time as they are incurred. No improvements in any magnitude or sale of ~~the~~ any property will be made except with your consent. It is understood that you are first to have back your total investment and 6% interest before I receive a cent. After that, I am to get 25% dividends from the investment. If you want to be guaranteed you money back and 6% interest on your proposition, as well as a sharing in the profits I will not hesitate to make you a proposition if desired ~~and~~ for

I believe this is the best investment for cheap property that you can find in the county.

I own \$15,000.00 on this property that has been running for some time and is one of the reasons I consider the sale of a one half interest. The other reason is, that I believe you would love that kind of development work. If you want one or two hundred acres of Eucalyptus out of this tract for yourself you may have it, if you want a nice olive orchard or fruit orchard to play with and to develop for your children you may have it and be right in on the ground floor for we shall have no trouble in the matter of price.

The main road through the property is about the only improvement that will have to be made as my idea is to sell the property off in from forty to one hundred acre tracts. We might have to have one or two more side roads. You can imagine how small a scale this map is drawn to when I tell you that this road alone when built will be six or seven miles in length and it will certainly be a wonder. In fact it will be only an hour's run out to the property by machine and will be much more appreciated than some of the rides farther back as so many more people will have a chance to use this road without making a day's trip into the mountains.

I desire to give to San Diego county roads of this character as it helps to create a love for this neck of

woods. This road, for almost the entire distance, will be in plain view of El Capitan Mountain, the Cuyamacas and in view of all the mountains in San Diego county. It will be from 800 to 1000 feet above Lakeside Valley and will give a wonderful view of El Cajon valley such as you get from Grossmont.

Many San Diegans will build homes out there and have little ~~troubles~~ as they can go back and forth in their machines in an hour.

With the building of the new railroad directly into San Diego, our Exposition, Panama Canal and the completion of five hundred miles of good roads not being built we will have an influx of eastern people and in a short time all of the cheap lands will be gone. I feel that this is a first class investment for you and I believe that you are interested and love the work like myself is the reason that I will be glad to have you with me in the future development of this property for I know there would be absolute harmony and as stated before in any event, no development will be made excepting with your consent.

This road will connect up at both ends with the main artery or highway now being built east through Alpine, Viejas, Descanso, Cuyamaca Lake and west toward the desert. I have also marked on the map, the highway now being constructed.

There is no immediate need ~~of~~ for any portion of this money. If you desire to come in with me, forward same at your convenience but I would like to know definitely in a short time whether you would care to consider it or not. If you want to send one or two thousand dollars toward the first payment and the balance in sixty or ninety days, this will be satisfactory. I will draw up a regular contract and furnish map to be attached to both copies showing actual survey of the property. There will be at least 3350 acres and possibly more.

If the lake is constructed, ^{from} ~~the~~ water brought from the mountains this will be a very attractive feature to our proposition.

Very truly yours,

FF/L

Nov 18, 1911

Mr. Owen Wister,

1004 West End Trust Building.

Philadelphia, Pa.

My dear Mr. Wister:

Under separate cover I am sending you a book of photographs taken on the "S" tract with notifications on each picture explaining same. I will be glad to explain them fully to you when I come east. The seven mile drive through this property will be almost as wonderful for scenery and at least as beautiful in my opinion as the Yosemite valley. The rough ground we will plant to eucalyptus and make it beautiful. The plow land we can turn into orchards and vineyards.

It is within an hour's run from San Diego by auto and it is only a question of time when we will have an electric road to the property. I want to go to Europe and see Italy within the next twelve months for ideas my intention being to develop this property along the lines that will compare with Italian development. There is a fortune in the property for us if properly developed although this will take time. I believe this appeals to your nature and that with a unity of purpose we can have the pleasure of our lives in developing this property. We can not lose anything as the property is so cheap and we have everything to gain. If it takes ten years, so be it, but let us

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develop it right and I assure you when I say right, it does not mean that there will be a tremendous expense and in a great measure I desire to have the property pay for itself as we go along excepting the original cost of the one main road through the property. This expense can be taken over at any time it suits your pleasure. If you have not \$5,000.00 to pay down now, you can pay down one or two thousand and give me a note for the balance for six months from date..

I hope to be with you soon after Thanksgiving although it is just possible that I will not get there at all as things are doing out here that keep me busy. We are now forming two five million dollar water propositions in which I am interested to some extent the object being to develop the San Luis Rey, Santa ^{es} ~~sable~~ and Pamo rivers by the conservation of the water.

Very truly yours,

EF.L

P. S.

Regarding the road will say I believe \$10,000.00 will cover the cost of it and I am satisfied to leave to you the matter as to when the road is to be built. Of course, I will put up my one half the cost of any improvements. I will make no ~~expenses~~ without your consent in writing. I am thoroughly satisfied that by the time the road alone is constructed we can commence to sell the property and get on velvet. Of course it may be advisable to put in a little more money in the planting of trees and clearing off the land. I would recommend 500 or

Nov 18, 1911

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1,000 acres of it anyway put in proper condition but I am satisfied that we will commence to have returns before we have put in ten or fifteen thousand dollars worth of work into the development of the property. I am willing to leave the question of time of development in your hands as your finances and your inclinations may desire. The development of this proposition will be of great interest to all of us I am sure as well as our boys as they grow older.

I will write you more in case I find it impossible to come east but I expect to be there within the next two or three weeks.

Very truly yours,

EF?l

30

February 13th, 1912.

Edward Fletcher, Esq.,

1548, D. Street, San Diego, California.

Dear Mr. Fletcher:-

Herewith I enclose you my cheque for \$1,000., as you suggest. I read over your letter last night to Mrs. Wister and also the contract which it enclosed and, naturally, she was very much interested. One or other of us will try to come out in the spring, though whether either of us will be able to do so is a matter more than doubtful. We extremely appreciate Mrs. Fletcher's kind offer to take the trouble for us of furnishing the Grosmont house. I shall be very much interested in the account when you send it. The last one went wandering about the country during the summer and finally came to me at the Ranch where I was. If you could incorporate that into the present one without too much trouble and have it typewritten, I should be much obliged to you as I would then file it away with my other important California papers that I keep all together here at this office where I can lay my hands on them at any time. I have made an engagement with my executor for Thursday afternoon of this week. I shall read over to him the draft of the agreement for the purchase of the S Tract which you sent me some time ago and I shall explain to him wherein I think it should be amended. He is a lawyer as well as a business man, being the Secretary and Treasurer of the

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great J. G. Brill Company that manufactures street cars in this city. In having him make the final draft of the contract, I am putting him in complete touch and knowledge of the S. Tract proposition, so that in case of my death he would understand my wishes and not embarrass you. In the same way I shall ask him to protect me and my heirs from your executor and heirs in case of your death. From a legal standpoint, the agreement which you drew and sent me as it stands, assumes that we are both of us going to live. In my opinion it should assume that we are both of us going to die. It is the only way to provide against embarrassment, trouble and friction.

You have been so perfectly generous in the easy terms that you have given me for making payments, that I trust what I have said above will not seem to you to contain any note of ungraciousness or lack of appreciation on my part. I hope and expect to be able to pay my share of the purchase, and after that to pay my share of what expenses are necessary for development well within the ample time and renewals of time that you so generously allow me. I cannot send you my first instalment until my executor has seen and understood the whole matter. I had expected to see him today but he is detained in West Philadelphia and will be detained tomorrow also with affairs of the J. G. Brill Company.

You will probably not believe it when I tell you that we are now having magnificent weather which I would not exchange for the best San Diego can do. You will probably consider

this merely a Philadelphia boast on my part. It is true that the thermometer has been rather nearer zero than it has the freezing point, but when it is clear and dry and without wind, this sort of weather agrees with me better than any other sort I ever meet, and I only wish we had more of it.

Yours sincerely,

Owen Wister

(Enclosure.)

P. S. These are the comments which occur to me in reference to our proposed contract and which I shall submit to my executor, who is a man of far more practical experience in such matters than myself. I am sending them to you in advance just simply to fill out what I have said in my letter.

First. The contract is not for a single investment for a short space of time or quick turn, but is for an initial investment of a considerable amount to be followed by further investments of sums necessary for taxes and improvements, against which there will doubtless be credits for sales or rentals and the whole transaction will doubtless spread over several years. It is therefore important and, indeed, necessary, that it should be put in the most definite form possible so that such contingencies as the death or insolvency of either of us may be provided for.

Second. The contract concerns land in California and as I don't know about the laws of California, it will be necessary that the final draft of the contract should be referred to counsel so that it may accord with all the laws of the State.

Third. The agreement provides (page 1) that "when the property has been paid for", you agree to furnish the deed. On the 2nd page it provides that I reserve "the right when one-half the property is paid for to demand a deed and have executed a mortgage for the balance of the contract price". This is a little obscure to me. Does "one-half the property is paid for" mean exactly that, or does it mean "when the prop-

erty is one-half paid for?" I take it, ^{with} that these two paragraphs mean that when I have paid \$25,000., I am to get a deed for my one-half interest, or that when I have paid \$12,500. I can get my deed by giving a mortgage for the remaining \$12,500., payable in accordance with the terms of the agreement. But, in either case, until I get my deed, I don't see what protection I have or my heirs would have in the event of your death or insolvency.

Fourth. I don't know whether this agreement is to be recorded. If it is to be recorded what would be the effect of such recording?

Fifth. After I get my deed for an undivided half interest in the S. Tract, who is to decide when and at what prices and on what terms sales should be made? I don't overlook the clause about arbitration but again it ought to be assumed that either or both of us might die. It seems to me that your clause providing for arbitration does not avoid the possibility of much trouble and also that even after arbitration, it would be practically impossible to compel a cantankerous executor to sign deeds.

These are the things which have occurred to me gradually in studying over the agreement from the point of view of providing for the death or insolvency or either you or myself or of both of us. I shall keep a copy of what I am sending you so that my executor can see exactly what I have said and pass upon it himself.

O.W.

ry. The whole difficulty could be avoided if I could pay you outright the \$25,000 now, this spring. This I have begun to consider doing. The idea did not occur to me until two nights ago, when I read Esling's contract over. Of course I should have to borrow the money; then the situation would be that I should have absolute title in one-half of the S. Tract, and the instalments of money would be paid to whoever loaned me the money at this end, instead of to you, at the other end. This idea looks to me more and more desirable, though I have not yet determined to adopt it. I am going today to inquire what terms I could get and what extensions could be made to me, so you are to consider this letter in the same light as people do when they hear that a Committee reports "progress". Please understand that I am most anxious to go in with you in the matter, but that I cannot take the irrevocable step of doing so until I have protected the situation that would arise in case of my death before I had made complete payment.

Here is quite another question that I desire to ask you. Would there be this summer at Del Mar a bungalow that I could rent for several months, large enough to contain Mrs. Wister and myself and five children with a couple of nurses? We could take our meals at the hotel. If such a bungalow does exist, what would the rental be by the month? I suppose that we could come out late in June or early in July and stay, if nothing happened to take us away, until the end of September; but I could not engage it on a basis of longer than a month.

Yours sincerely,
Owen Wister

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1004, West End Trust Building,
Philadelphia, February 10, 1912.

Dear Mr. Fletcher:-

How very kind in you to send me your brother's interesting and valuable book. I am extremely interested in all these questions, as you know, in fact, in all farming problems, and am sure this book will be very useful to me, quite apart from my interest in it because it was written by your brother. I am going to show it to my brother who has studied landscape architecture, and is very much interested in fruit.

I am holding on to your San Diego papers with great interest. Mr. Wister looked all through them and I was so hard at work at the time they came that I could not, but there is a great deal in them that I want to see.

I was very much interested to hear of the sale of your block as I remember it very clearly, and am so glad you did so well. Mrs. Fletcher must be very much pleased; won't you give my warm remembrances to her. You don't know how much I have enjoyed the picture of your little boy in his sailor suit.

Yours very sincerely,

May Channing Wister

I was so much pleased with the picture of our bungalow. How pretty it looks already.

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Feb. 12, 1912

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

In my last letter I forgot to tell you that the agreement which I sent you, I drew up myself, and if there are any flaws in it, or any changes to be made, I would be pleased to have you make them, and send me a revised copy, as I want you satisfied and naturally want to be fully protected myself, and I am sure you want both of us protected.

The Grossmont house is coming along nicely, and will soon be completed. I will then fix up the grounds around the house. Mrs. Fletcher will write Mrs. Wister soon in regard to the furnishing. Madame Schumann-Heink will arrive here today, and her son has come here to live with his newly-wedded wife. I am to build a bungalow for them immediately down near the orange orchard, and I have been told Madame Schumann-Heink will order her house built immediately at Grossmont, but as yet she has not told me this.

Will you not be able to come here this spring? It will be a crime if you do not.

Hoping all are well, and that we can see you soon, I remain, as ever, Very sincerely yours,

San Diego, Calif. Dec 9th 1911

Agreement between Owen Wister of Philadelphia, Pa and Ed Fletcher of San Diego, California, WITNESSETH:

Whereby Ed Fletcher sells and Owen Wister buys an undivided one half interest in that portion of lots 42 to 44 inclusive also lots 48 to 51 inclusive of the "S" Tract Rancho El Cajon, San Diego County State of California as per map attached for the sum of \$25,000.00.

Terms of payment as follows:

\$5,000.00 down the receipt of which is hereby acknowledged and \$5,000.00 a year thereafter until paid with interest at 6% net payable annually on deferred payments.

In case owing to financial reasons, Said Wister desires to get an extension of the payments other than as stated above, said Fletcher agrees to extend the time so that the deferred payments shall be as follows:

\$5,000.00 each two years thereafter until paid and if necessary on demand of said Wister, said Fletcher agrees to extend the time of the deferred payments as follows: \$5,000.00 two and one half years from date, \$5,000.00 five years from date, \$5,000.00 seven and one half years from date and \$5,000.00 two years from date.

Said Fletcher agrees to pay State and County taxes for the year 1911 and said Wister agrees to pay one half the state and county taxes thereafter which are due and payable on the 28th day of November each year.

C. Said Wister has the option of paying up at any time any and all payments thereby stopping interest. When the property has been paid for said Fletcher agrees to furnish a good and sufficient grant deed and certificate of title from a responsible abstract and title company showing the property free and clear of all encumbrances.

Said Fletcher agrees to manage, subdivide and take over the general supervision of the property without any charge whatever except actual expenses as they are incurred.

In consideration of the above, said Wister agrees to give to said Fletcher 25% of the net profits. When referring to the net profits,

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Feb. 12, 1912.

Mr. Owen Wister,
Philadelphia, Pa.

Dear Sir:-

Enclosed find Phoenix Policy # 66700, covering insurance to the amount of \$3500 on your cottage at Grossmont, California, for three years, from Jan. 17/12.

Yours very truly,

it is understood that said Wister is first to have returned to him, the total amount paid in by said Wister as the original cost of the investment together with any moneys that may have been advanced from time to time in the development of the property and 6% interest on said amounts so advanced. After the above mentioned moneys have been returned to said Wister, said Fletcher is to get 25% of the dividends received thereafter from Said Wister's interest in the property.

Said Wister ~~x~~ reserves the right when ^{one half} the property is paid ^{meaning} for to demand a deed and have executed a mortgage in favor of said Fletcher for the balance of the contract price subject to the terms ^{meaning} and conditions of this agreement. ^{inconsist with A?}

It is understood and agreed that in case any and all of the deferred payments are not made as agreed that said Fletcher reserves the right to re-fund to said Wister all moneys paid together with 6% interest on same and this agreement becomes null and void.

It is mutually understood and agreed that said Fletcher is to be paid only actual expenses in the development of this property and is to be paid no other recompense whatever excepting the 25% of the net profits as mentioned above.

It is mutually understood and agreed that neither party is to ~~x~~ incur any indebtedness or obligations except with the consent of the other in writing. It is further understood and agreed that in case of any misunderstanding of any kind or description pertaining to this joint account that in case either party is not satisfied, any questions in dispute are to be left to arbitration in the usual way.

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RECORD OF MATERIALS REMOVED FROM THIS FILE

The materials described below have been removed from this file and placed in a different file in this collection.

Collection # MSS 81

Box 34

Folder 30

Description of materials: ORIGINALS OF THE 11 LETTERS
(WISTER TO FLETCHER) COPIED
HEREIN

Removed to: MSS RESTRICTED FILE

Processor: C. McCURKAN Date of Removal: 3 JUNE 91

WISTER

OWEN J. WISTER

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

SLOANE, H.G.

Fletcher to Sloane, [3 letters] 2/10/37, 2/18/37, 10/11/37
Sloane to Fletcher, [3 letters] 2/15/37, 2/26/37, 10/13/37

The following file was removed in entirety:

STOKES, Francis K. (Mrs. Walter, also Wister's daughter)

1004, WEST END TRUST BUILDING
PHILADELPHIA

COPIED FROM ORIGINAL
IN THIS COLLECTION

October 25th, 1915.

Edward Fletcher, Esq.,
920, Eighth Street,
San Diego, California.

Dear Mr. Fletcher:-

That is all right. Anything in the way of expense that commends itself to your judgment, I necessarily and readily endorse. I hope, though, that many years won't go by before we begin to get some real returns. Meanwhile, however, please remember what I wrote you about yourself. Do not keep up the pace too fiercely.

Did Mrs. Fletcher receive a long letter that I wrote her some time ago? And have the rugs come, which must have been sent early in September, by freight, and for which I understand my secretary forwarded by mail to you the bill of lading?

Yours sincerely,

Owen Wister

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Great calamities, as to most of us. Do you think these things depend on a string of words? Do you think God is to be conjured by a sheet of type-writing? or nine 2 cent stamps? Open your Bible and read the Gospel according to J. Matthew, Chapter 7, Verse 21. There you will find the truth about duty & prayer. When your nerves recover from the surgical shock you will be one more of whosoever stuff than to descend so!

There. I have spoken my mind, after all. I trust you much that you are taking care of yourself. No one who has not suffered surgical shock knows how long it lasts & how insidious it is.

Your Sincerely
Owen Fisher

2
This practice is a piece of degenerating skepticism: on the level with rabbits' feet: putting those who indulge in it on a level with the pagan stone age: if you hadn't had your skeptical out, you would have never passed the inquisitions thing on: if it had been really sacred to you, you would never have used a type-writer to multiply it nine times: Great Blessings have come to me, and

Jan. 20. 1916.

1
Bentley Moore
LOGAN STATION
PHILADELPHIA.

Thanks Mr. Fletcher:
More on speaking
together, I should say after
I thought of such a thing as
you had passed on: but
withn words would look
too severe, and I can't
at this distance make you
hear the mitigating sound
of my voice, or see my
smile!

COPY

March 10, 1916.

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

Enclosed find clipping that will be of interest.

Everything is working nicely at Grossmont. Five or six families who live south from Flynn Springs have been washed out, and are ready to build one-half the road, if we will build the other half for a distance of four or five miles, from the State Highway to the East line of our property. It looks like a good time to get them started.

My idea is to simply build a temporary road, but on a permanent grade, said grade not to exceed five per cent, and later on we can put it in wonderful condition, and it means the developing of our property there, and partly at the expense of people who live adjoining us. They must have an outlet that is more satisfactory than the present one.

The surveyor is determining the the alignment of the road at the present time. I want to be absolutely sure that it is in the proper location, and prefer to hire an engineer, and then go over it with him -- sort of a double-check. When the survey is completed I will write you again. We ought to take advantage of this assistance from the property owners adjoining us.

I should say that for a road 10 or 12 feet wide the whole thing could be built for \$6000 or \$7000, and it will be up to us to pay for about half of it. What do you think about it? I have not committed myself, and will not until I hear from you.

The State Highway had almost reached our property with a concrete road. The people who own the property across the road along the county highway are subdividing it and two nice houses have been built. They have been selling it at \$75 a acre, which is low. We will get at least \$100 an acre for every acre we sell, and I don't want to sell it until the state highway has been built and a concrete road to San Diego.

With kind regards,

yours very truly,

1004, WEST END TRUST BUILDING
PHILADELPHIA

COPIED FROM ORIGINAL
IN THIS COLLECTION

March 17th, 1916.

Edward Fletcher, Esq.,
920, Eighth Street,
San Diego, California.

My dear Mr. Fletcher:-

Enclosed please find my cheque for \$44.71, being the balance due you.

I have been over your account and the vouchers, and am obliged for their clearness, for I follow them perfectly, and this is something that I do not readily achieve with accounts and figures. So much for your letter of February 28th. I am sorry not to have answered you sooner. I have been extremely busy getting through a great pile of correspondence that had accumulated during one or two absences.

Now, as to your letter of March 10th, which concerns the S-Tract. I shall be interested to hear when the survey is completed. As to the road, the building of it seems to me very advisable. It seems essential. But when you ask me what I think of it, so far away, I feel that my opinion is not worth very much. But I am strong for it so far as I am able to judge at this distance, and from my memory of visits there and talks with you. It seems to me that it would hasten a favorable disposition of the property. Nevertheless, once again, I say this is only my opinion, and you must really decide for yourself, knowing what

my opinion is and that, if you differ from it, you must decide against me.

There remains the question of paying for it. Were it possible, I should like to pay for it from sales of the property. But if you do not think this the best way, I mean by this, if you think we should not offer any property for sale until that road has been built, because the building of the road will increase its value, and the road must be paid for when it is built, then I will try to hold up my end and send you one-half the cost. I gather from what you say that we shall owe one-half of \$6,000. or \$7,000. Call that \$3500. Then, one-half of that would be my share, and this I can meet, though I could not meet it at once. But by July I could meet it.

Have I made myself clear? It seems to me I have uses a great many words and I hope that they have not obscured my meaning.

Your news seems, on the whole, good. I hope that you are gaining strength steadily after your operation. You will be interested to know that my brother-in-law had to have his appendix removed last week. He is getting on well, but he was in very bad health, and it will be some time before he is as well as he ought to be. I think the operation will mark the beginning of a radical improvement in his health.

You sent me the Philosophy of Life, and you seem

to approve of my lines recently published about Wilson. A whole lot of people don't. But then again, a whole lot of people do. He started with my full confidence, and a good deal of my admiration. He seems to me to have shown himself not only incapable, but absolutely insincere. With such a feeling, I spoke out as an American citizen, in hopes of adding my voice to those who are against his having a second term. But I think it ten to one that he will have a second term; and that we shall have to live through, if we can, another Democratic administration. I speak quite seriously when I say, I do not feel sure that we can live through another four years of such ignorance and incompetence and faithlessness as the present Congress shows. They have brought us to the verge of chaos.

With many kind regards to Mrs. Fletcher,

I am,

Yours sincerely,

Owen Wister

October 1, 1918.

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Penn.

My dear Mr. Wister:

Enclosed please find deed to property of seven and two tenths acres, on S. Track, signed by Mrs. Fletcher and myself. Will you please sign before a notary and have your signature acknowledged? Mrs. Fletcher and I will have our signatures acknowledged upon receipt of deed from you and transfer will then be completed.

This is in settlement of a boundary dispute, being a compromise at three hundred dollars. I feel that we are getting the best of the settlement regarding the mine.

The contractors have just taken our five hundred tons of feldspar, paying \$1.50 royalty and I expect to sign a contract at \$2.50 within from now on.

Does not the war look great, the way things are going?

I do wish you would come out here this winter. Prospects look better than ever before, for our feldspar deposits. I built three and one half miles of road and two bridges for between two and three thousand dollars. We will soon have our money back for the construction of the road and within demand for the feldspar we will have some dividends from it, this coming year. It is just possible I can sell three tons today.

I am leaving for Washington, today. I will only be there a day or two. My address will be the New Willard Hotel.

With kind personal regards,

Yours truly,

San Diego, California.
May 15, 1919

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

Enclosed herewith find deed to 2.6 acres of land owned by you and myself, on which I have made a price of \$350., which amount will be credited to the Wister-Fletcher account. Kindly sign and return at your convenience.

This is a small wedge-shaped piece of land that goes to make up a portion of Lot B, of the Los Coches Sub-division, and we are fortunate to sell it at that price.

Conditions are looking better, and I have two or three good prospects to sell large tracts.

We have won out on the State Highway fight, which means a State Highway to Yuma. The Legislature has made the necessary appropriation, and on the 1st of July the State of California has an election to approve the act of the Legislature. It will undoubtedly be approved.

I suppose you know that Camp Kearny is to be permanent. The San Diego & Arizona Railroad will be in operation by the 1st of October next. The Government is going right ahead to spend \$1,600,000. in the construction of its marine base on the Bay front, and our Naval Station is assured. Things are picking up a little.

Is there not some possibility of your coming out here in the near future. I sincerely trust such is the case, and that you and the children are enjoying better health. You may see me on in the next month or two.

With kind personal regards,

Very sincerely yours,

EF/bm

encl

1004, WEST END TRUST BUILDING
PHILADELPHIA

May 22nd, 1919.

Edward Fletcher, Esq.,
920, Eighth Street,
San Diego, California.

Dear Sir:-

Your letter of May 15th, enclosing deed for Mr. Wister to sign is just received by me, in Mr. Wister's continued absence in Europe. A cablegram today says that he expects to sail for home on May 31st. He and Mr. Rawle have been in France and have had a wonderfully interesting trip. As soon as Mr. Wister reaches home, your letter will be given him.

Very truly yours,

M. H. McNeil

Secretary.

San Diego, California.
June 2nd, 1919

Mr. Owen Wister,
1004 West End Trust Building,
Philadelphia, Pennsylvania.

My dear Mr. Wister:

It is a crime to let your house stand idle. It could have been rented many times if it had been furnished, if only roughly, but without furnishings this is impossible.

There is an elderly woman, Miss Hartman, living near by who will be glad to take care of the house on basis of 5% of the rentals.

The screened porches should be enclosed in glass, and there is other work necessary to put the house in good livable condition. I certainly recommend that this money be spent and the house furnished, excepting bedding, so you can get some income from it. Enclosed find letters which are self-explanatory. \$300 or \$400 should be sufficient to furnish the house in fair shape.

Regarding the feldspar mine: I spent nearly \$1500 building a road and bridge to the feldspar mine. We had sold 500 tons of feldspar and had contracts ready to sign for 10,000 tons when the armistice was signed and the contracts annulled. If the war had lasted six months longer we would have had at least \$20,000 out of the feldspar mine. The Government is not protecting those who made investments in mines to develop potash for government work, although the wheat grower is protected. They do not protect us on beans, either, with the result that the price of beans is less than the cost of production in California, and yours truly with 2000 sacks on hand.

I know you have been having the trip of your life in Europe.

With kindest regards,

Yours very sincerely,

EF/um

1004, WEST END TRUST BUILDING
PHILADELPHIA

July 9th, 1919.

Edward Fletcher, Esq.,
920 - 8th Street,
San Diego, California.

COPIED FROM ORIGINAL
IN THIS COLLECTION

Dear Mr. Fletcher:-

Herewith the deed. I am sorry you have had a delay, but my secretary tells me that you assured her this was not of vital importance. I returned about three weeks ago, and it should have been sent to you before.

Many congratulations. I wish that I was going to be able to come to San Diego. If there is any chance of it, I will do so. Please remember me most kindly to Mrs. Fletcher.

Very sincerely yours,

Owen Wister

JUL 1 1919

1004, WEST END TRUST BUILDING
PHILADELPHIA

July 14th, 1919.

Edward Fletcher, Esq.,
920, Eighth Street,
San Diego, California.

Dear Sir:-

Your letter to Mr. Wister of July 7th has been received this morning. You have probably received a letter from him by this time telling you of his intended trip to the West. He started with his second son last Wednesday night and I suppose reached San Francisco on Saturday. As soon as I have a permanent address for him, I will forward your letter.

Yours very truly,

M. H. McNeil

Secretary.

JUL 19 1919

B I L L

January 28, 1920

Owen Wister,
c/o Ed Fletcher,
San Diego, Calif.

To CUYAMACA WATER COMPANY Dr.

For water furnished for irrigation and domestic purposes to the following property: Lot 279, Grossmont Sub-Div. No. 2, Irrigation.

Irrigation

1919	Meter Reading	Cu. Ft.	Amount	
June	532000	-----	-----	
July	536020	4020	4.50	
Aug.	588900	52880	27.28	
Sep.	625980	37080	20.17	
Oct.	625990	10 (Min)	1.25	
Nov.	625990	(est) 10 "	1.25	
Dec.	626150	180 "	1.29	\$55.74

Domestic
Lot F. Grossmont

1919	Meter Reading	Cu. Ft.	Amount	
June	39580	---	---	
July	30930	1350	3.05	
Aug.	36920	5990	10.90	
Sep.	39160	2240	4.80	
Oct.	41650	2490	5.25	
Nov.	46500	4850	9.22	
Dec.	46500	(Est) 300 (Min)	1.04	34.26

\$ 90.00

Rebate Domestic $\frac{1}{2}$

1713

7257

OK. Ed F

July 15th, 1919.

Mr. Owen Wister,
1004 West End Trust Building,
Philadelphia,
Pa.

Dear Mr. Wister:-

We are in receipt of your favor of July 9th with enclosed deed for the Los Coches sub-division, for which we wish to thank you.

Mr. Fletcher is in the north, on an automobile trip with Secretary Houston and the Swiss Minister, and will probably be away for a week or more longer. We will call your letter to his attention when he returns.

Yours very truly,

MF/LCW

B I L L

December 31, 1920.

Owen Wister,
c/o Ed Fletcher Co.,
San Diego, Calif.

M. F. 44

To Cuyamaca Water Company Dr.

For water furnished for irrigation on Lot 379, Grossefont
Sub-Division No. 3.

1920	Meter Reading	Cu. Ft.	Surchg.	Amount
Jan.	626150	100	Minimum	1.25
Feb.	626150	100	"	1.25
Mar.	626160	10	"	1.25
Apr.	626160	100	"	1.25
May	626170	10	"	1.25
June	626170	400	"	1.25
July	683390	57220		17.80
Aug.	683840	450	"	1.25
Sep.	684500	660	.40	2.00
Oct.	692290	7790	1.38	6.90
Nov.	697490	5200	1.13	5.60
Dec.	699200	1710	.71	3.55
			3.61	
				\$ 44.60
			Surcharge	3.61
				\$ 48.21

25 August 1921

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Penn.

My dear Mr. Wister:

I received Mr. Biddle's telegram today regarding the price of \$8500 on the house. I have not looked it up as to what the cost is, and did not know what your attitude was about selling.

I certainly do not want you to sell. It is an honor and pleasure to be able to say that you own property there, but things have been so quiet out here in the real estate way, and owing to all the circumstances, I felt it was my duty to put up the offer to you, and let you decide whether or not you cared to even consider it.

It is hard for me to advise. We are building a nice high school at Grossefont now, costing \$125,000, and things are picking up, but it has been almost impossible to rent the house unfurnished, and I do not recommend that you sell the house at this figure, but simply wanted to put it up to you for what it was worth.

I do hope to see you out here in the near future, and look the situation over on the ground. My son, Edward, will soon be in New York, and it is possible I may be back there in the next few weeks. I hope you have had a fine trip in Europe. If I get to New York, I will certainly tell you everything that has happened lately out this way. If I don't get East, will write you a long letter covering everything.

With kind personal regards to you and yours,

I am

Very sincerely yours,

cc - Mr. Biddle

1004, WEST END TRUST BUILDING
PHILADELPHIA

October 31st, 1921.

Edward Fletcher, Esq.,
920, Eighth Street,
San Diego, California.

COPIED FROM ORIGINAL
IN THIS COLLECTION

November
Fourteenth
Nineteen
Twenty-one

Dear Mr. Fletcher:-

Herewith at once I enclose my check for \$730.60.

I haven't time to write you today a letter of any length, as I have just come home from an absence and my mind is full of affairs which keep me extremely busy. I shall try to write you soon at length. Meanwhile, pray give my kind regards to Mrs. Fletcher. I hope that both of you are well. When I returned from Europe I found that wonderful photograph of you and of her and your splendid family. Thank you very much for it.

Yours sincerely,

Owen Wister

(Enclosure.)

Mr. Owen Wister,
1004 West End Trust Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

I have sold the West Half of Lot "G" of Los Coches Subdivision for \$800.00, \$100 down and a minimum of \$15.00 a month. I have paid a five percent commission to an outsider for making the deal.

I had to act quickly in this matter in order to close the deal. It means the early construction of a house there, which is of benefit to the property, and we are getting about \$150 an acre for the property. I hope this meets with your approval. However, if it is not satisfactory kindly let me know so that I can get the contract cancelled.

If you do not want me to act in cases of this kind, where it is necessary to act quickly, kindly let me know. Enclosed find copy of contract which I have signed.

Yours sincerely,

EF:KLM

3 Carbons

- B I L L -

July 1, 1923
July 1, 1923.

Owen Wister,
c/o Ed Fletcher Co.
San Diego, California.

to: CUYAMACA WATER COMPANY, Dr.

Main Flume 44

For water furnished for irrigation on Lot 279, Grossmont Sub-Division No. 2.

1921	Meter Reading	Cubic Feet.	Surcharge	Amount.
August	775,660	35390	4.14	20.70
Sept.	831,160	55500	6.15	30.75
Oct.	831,160	200 Est (Min. Chg)	.40	2.00
Nov.	831,910	750	.37	1.85
Dec.	831,910	100 " " "	.41	2.00
1922				
Jan'y	831,910	100 " " "	.41	2.00
Feb'y	831,910	100 " " "	.41	2.00
March	831,910	100 " " "	.41	2.00
April	831,910	100 " " "	.41	2.00
May	831,910	100 " " "	.41	2.00
June	870,710	38800 " " "	5.25	26.28
			<u>18.77</u>	<u>93.88</u>
			Surcharge	<u>18.77</u>
				<u>112.35</u>

<i>July</i>	902,280	31570	7.55	18.80
<i>August</i>	902,290	"	(min chg) .40	2.00
<i>Sept</i>	927,780	25490	6.21	15.75
<i>Oct</i>	935,230	7450	2.25	6.75
<i>Nov</i>	935,830	600 (min chg)	.47	2.00
<i>Dec</i>	935,830	"	"	2.28
			<u>37.93</u>	<u>139.00</u>
			Surcharge	<u>37.93</u>
				<u>176.93</u>

B I L L

January 1, 1923

Owen Wister,
c/o Ed Fletcher Co.
San Diego, California.

To CUYAMACA WATER COMPANY, Dr.

Main Flume 44

For water furnished for irrigation on Lot 279, Grossmont Sub-Division No. 2.

1921	Meter Reading	Cubic Feet.	Surcharge	Amount.
August	740,270	35390	4.14	20.70
Sept.	775,660	55500	6.15	30.75
Oct.	831,160	200 Est (Min. Chg.)	.40	2.00
Nov.	831,910	750	.37	1.85
Dec.	831,910	100 " " "	.41	2.00
1922				
Jan'y.	831,910	100 " " "	.41	2.00
Feb'y.	831,910	100 " " "	.41	2.00
March	831,910	100 " " "	.41	2.00
April	831,910	100 " " "	.41	2.00
May	831,910	100 " " "	.41	2.00
June	870,710	38800	5.25	26.28
July	902,280	31570	7.55	18.80
August	902,290	10	.40	2.00
Sept.	927,780	25490	6.21	15.75
Oct.	935,230	7450	2.25	6.75
Nov.	935,830	600	.47	2.00
Dec.	935,830	-	2.28	.12
			<u>37.93</u>	<u>139.00</u>
			Surcharge	<u>37.93</u>
				<u>176.93</u>

B I L L

January 1, 1924.

OWEN WISTER,
Ed Fletcher Company, Agents,
San Diego, Calif.

TO

CUYAMACA WATER COMPANY, Inc.

Main Line 61

For water furnished for irrigation purposes to Lot 379, Grossmont
Sub-division No. 2.

Date	Meter Reading	Cubic Feet	Amount	Surcharge
1923				
Jan.	935830	Minimum	2.00	.40
Feb.	935830	"	2.00	.40
March	935830	"	2.00	.40
April	935830	"	2.00	.40
May	935830	"	2.00	.40
June	937480	1650	3.50	.80
July	938220	740	2.00	.40
Aug.	938280	60	2.00	.40
Sept.	938440	160	2.00	.40
Oct.	939350	910	2.37	.47
Nov.	939720	370	2.00	.40
Dec.	940120	420	2.00	.40
			<u>25.87</u>	<u>5.37</u>
		Surcharge	<u>5.37</u>	
			<u>31.24</u>	



NEW YORK BOOKING OFFICE
THE RITZ-CARLTON HOTEL
46th STREET & MADISON AVENUE
ROOMS FOR THE HOMESTEAD HOTEL
MAY ALSO BE RESERVED AT
THE RITZ-CARLTON, PHILADELPHIA

THE HOMESTEAD

CHRISTIAN S. ANDERSEN, RESIDENT MANAGER

BATH HOUSE IS UNDER THE DIRECTION OF
DR. FRANK HOPKINS, MEDICAL DIRECTOR
OPEN ALL THE YEAR

HOT SPRINGS, VA., May 13, 1925.

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IN THIS COLLECTION

Edward Fletcher, Esq.,
920 Eighth Street,
San Diego, Calif.

My dear Mr. Fletcher:

Your letter with those most interesting pictures was forwarded me here where I am taking a cure. Certainly those pictures are good to look at and they made me wish that I could pay San Diego a visit.

I certainly do hope that you will be able successfully to carry through our enterprise before the time shall come when it will be done by your executors for my executors. Time does not stand still.

If I can possibly come over to see you and the property I shall do so on the very first chance; but it is a long way and many demands upon my time keep me here at present.

With many regards,

Yours sincerely,
Owen Wister

Aug. 10. 1926

CROWFIELD, SAUNDERSTOWN
RHODE ISLAND

COPIED FROM ORIGINAL
IN THIS COLLECTION

+ Your opposition in 1915 as well as that in San Francisco were
incomparably superior to the one in Philadelphia - so far.

Dear Mr. Fletcher:

It is too bad that you should
have missed me and seen the Exposition;
for I am much better worth seeing than
it is, even though I'm somewhat dilapidated
by my 66 years! It is also too bad that
I cannot go to San Diego and look
over conditions and discuss with you
what's best to do with the S tract.
On what basis we bought it you
have the record right with you to
show - mine are in Philadelphia -
Wasn't the purchase made in November 1912,

CROWFIELD, SAUNDERSTOWN
RHODE ISLAND

Some prosperous years are still to be ours
before the next downward check, and the
American mood is accordingly optimistic.

If we can double our investment now,
selling part cash + the rest mortgage @ 6%
I'm for that. Somebody else will make further
profit in due time, and I incline to be
willing they should. As for your water projects
I think it's about 10 years now that
you've been cleaning them up; & my guess
is, you'll be doing it 10 years hence; for
development is the breath of your nostrils!

and weren't my payments some \$25,000
made through E. B. Smith + Co, if I
remember correctly? Was the acreage
then about 3600, of which from
time to time small sales have been
made? The only thing of which I'm
absolutely sure now is, that I can't
go into any operation like building a
road along the ridge. The other thing
of which I'm tolerably certain is,
that if we don't 'realize' fairly
soon, it will be the Executors of
Owen Wister who will conduct my
share of the operation. My general view is,

You say nothing of your journey in Europe.
I hope you enjoyed it. You were mentally
ready to appreciate certain great beauties
which the Old World contains in the
way of gardens and dwellings, as well
as certain natural scenery which is of
the first rank. And you will have noticed
some things that we do much better, and
others in which we are unlikely to equal
them. Europe offers some beauties which I
was not ready to understand until I had
been there many times.

Please give my remembrance to
Mr. Fletcher & say how much I
regret not having seen both of you -
Yours sincerely
Owen Wister

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IN THIS COLLECTION

1004 West End Trust Building -

133 CHESTNUT STREET
PHILADELPHIA

That the view from Crossmont of
Ocean, valley, and mountains
equals any and surpasses most
views in our country, is my
opinion. I can think of no other
spot uniting with an almost perfect
climate so much color, beauty,
& variety — and I have traveled
extensively & extensively in every
State of the Union, except
Oklahoma -

Owen Wister

February 25th, 1929.

Mr. Owen Wister
501 West End Trust Building
Philadelphia, Pa.

Dear Mr. Wister:

Under separate cover I am sending you with my compliments
a copy of the illustrated San Diego Magazine, which I am
sure you will enjoy.

Yours very truly,

EF:GHE
Encl.

501, WEST END TRUST BUILDING
PHILADELPHIA

COPIED FROM ORIGINAL
IN THIS COLLECTION

Philadelphia, May 2, 1929.

Edward Fletcher; Esq.,
1020 Ninth St.,
San Diego, Cal.

My dear Mr. Fletcher:-

Just a line quite a while after my telegram. I hope to hear that you have made that sale. Indeed it would be very good news if I could hear that our joint property had been favorably disposed of. How many years is it since we have owned it? I am afraid to count them. Every indication that reaches me at long range leads to the belief that your part of California is coming right along.

There is no chance, I fear, of my getting out there. Every year there is less and less. I am delighted to have such good news of you and yours. Please give my cordial regards to Mrs. Fletcher.

Yours sincerely,

Owen J. Wister

BARNES, BIDDLE & MYERS
Morris Building
Philadelphia

July 5th, 1929

JOHN HAMPTON BARNES
FRANCIS BIDDLE
CHARLES MYERS
PHILIP PRICE
OWEN J. WISTER

Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, Cal.

Dear Colonel Fletcher:-

I am enclosing my father's grant deed to the San Diego property, with the notary's acknowledgment attached.

Thank you for returning so promptly the power of attorney which we enclosed by mistake in our letter of June 10th.

Very truly yours,

Owen J. Wister

OJW/JH

Enc.

*They want
a power of attorney
made of attorney
acknowledgment
and I sent it
back - while
you were gone -*

*The papers are ready for
Mrs. Thompson's signature.*

July 25rd, 1929.

Mr. Owen Wister
Philadelphia, Pa.

My dear Mr. Wister:

If my recollection serves me right, when you bought the S. Tract property there was a gentlemen's agreement between us that the property would remain in my name, my undivided half interest, the idea being at that time that I would not sell without you having the option to sell at the same time on any basis that I might be offered.

I have been trying to get an offer of \$55 an acre to submit to you. It really ought to sell for \$40 or \$50 an acre.

In the meantime, I am desirous of deeding some of my property to a trust company in trust for my children in case of my death and I would like to have your consent to deed the S Tract property, which you and I jointly own, to a trust company, the undivided half interest, for the benefit of my children in case of my death. It goes without saying that the moral obligation will remain the same and I will continue to work for your interest just the same in the sale of the property. I will be pleased to get your consent to deed the property as above.

Yours very truly,

EF:GHF

Dictated but not reviewed by Colonel Fletcher.

8/21/29

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

Dear Mr. Fletcher:

Confirming our understanding will say that it is agreeable that you and Mrs. Fletcher deed in trust to your children your undivided one-half interest in the property we own jointly in the "S" Tract, Rancho El Cajon, San Diego County, California.

Yours truly,

Wister

Aug. 13. 1929.



GRANDE BRETAGNE & QUEEN'S HOTEL
VICHY

Téléphone 21-12
Adresse Télégraphique
QUEENS-HOTEL-VICHY

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Dear Mr. Fletcher:

Sure. Send the papers. I expect to sail home Sep. 11 and will attend to the matter at once. It would be great if our S. Tract property were to bring 40 or 50 dollars an acre. But I allow myself no hopes any more. I was 69 the other Aug. I was 52 I guess when we started in. If I'm up to it in energy I'll come out this winter. Last winter I was quite busy. I hope you're all right?

Many remembrances to your wife.

Your Sincerely
Owen Wister

August Thirty-first,
1 9 2 9

Mr. Owen Wister,
501 West End Trust Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

I acknowledge receipt of your letter from Europe and glad to know that you are thinking of a visit to California this winter. I know you will not regret it.

I have negotiations on for the sale of the tract. I don't know how good it is but have hopes.

All the papers in the sale of the house are to be forwarded to you very shortly. The new party has spent \$400 or \$500 in improving the property inside and out.

Will you kindly sign the enclosed note to me. This is all that is necessary.

It goes without saying that I am sure the Fletcher Family will cooperate with you in every way possible although my half interest in the "S" Tract is put in trust.

Mrs. Fletcher appreciates your kind remembrance.

Our ten boys and girls with their wives, husbands and grandchildren will be with us for three or four days this coming week and we are all looking forward to it.

Willis, No. 5, graduated from Oregon University with high honors winning the Spaulding cup being high point man in scholarship and athletics combined. We are giving him \$1250 and with two or three friends he is going to "bum" his way to Europe for two or three months going through the canal and home via New York and Massachusetts, our old home.

#2

Drop me a line when you think you are coming out
this way.

Yours very truly,

EF:AK

October 11th, 1929.

Mr. Owen Wister
501 West End Trust Building
Philadelphia, Pa.

My dear Mr. Wister:

I thank you for your kind letter of the 7th and I
believe it will do you good to come to California.

It will be a pleasure to have you with us and in particu-
lar I want to talk over land matters with you.

Am snowed under right now.

Enclosed find Community Chest article that may be of
interest.

You did not write and tell me that it was agreeable to
deed my half interest in the "S" Tract in trust for
my children. You remember, I promised you I would
keep it in my name, which I have done and it is un-
encumbered, but I now want to deed it in trust. I shall
undoubtedly control it as in the past and it should in
no way affect you, but I simply want to live up to an
obligation that I promised you years ago.

Yours sincerely,

EF:GMF

501, WEST END TRUST BUILDING
PHILADELPHIA

Philadelphia, October 14, 1929.

Edward Fletcher, Esq.,
1020 Ninth Street,
San Diego, Cal.

Dear Mr. Fletcher:-

Just one word about the Trust for your children as to the S Tract. My son who is a lawyer stopped the letter I was going to send you, which consisted of just the brief sentences which corresponded to yours, and told me that for clearness another sentence ought to be inserted. He hasn't given this back to me. It changes nothing that you wish, it merely makes our intention clearer. The boy will probably give it to me today. Any way it shall go to you this week.

Please excuse my secretary signing this for me as I am dictating out in the country.

Yours very truly,

Owen Wister

per

B. Ross, Secy.

October Twenty-eighth,
1 9 2 9

Mr. Owen Wister,
501 West End Trust Bldg.,
Philadelphia, Penn.

Dear Mr. Wister:

Enclosed find clipping that may be of interest.

I am still waiting for your consent to deed my half interest in the "S" Tract lands owned with you to the Grossmont Park Company, the stock of which is controlled by my children. What is holding it up.

I hope to hear that you are coming out here this winter.

Sincerely yours,

EP:AK

COPIED FROM ORIGINAL
IN THIS COLLECTION

Philadelphia, November 6, 1929.

Edward Fletcher, Esq.,
1020 Ninth St.,
San Diego, Cal.

Dear Mr. Fletcher:-

My forgetful son is holding up what I told you long ago I would send you. I handed him what I had written you and he said to make it perfectly legal in shape, he would like to add a few words. About two days ago I reminded him that I had heard nothing from him since, and he then, being a truthful boy, acknowledged that he had forgotten all about it and upon which I told him to get a move on; and you shall have that thing very soon.

Yours in haste,

Owen Wister

November 14th, 1929.

M. E. Staffen
temporarily stopping at Descanso
Will live at Lakeside.

Lease between Ed Fletcher and Owen Wister, by Ed Fletcher,
Agent.

Lease of the silica and felspar mine now located on Lot
50, "B" Tract, Rancho El Cajon, said lease to include the
mine and approximately 500 feet of the ledge, the boundaries
to be mutually agreed upon, and stakes set within 12 months from
date.

The rental to be 50¢ a ton on the felspar, the lease to be
for five years, no charge for rental for silica the first year;
25¢ a ton thereafter; settlement to be made on the 15th of
each month for shipments made in the month previous. All the
work to be done at Staffen's own expense, including maintaining
roads and at his own risk, and is to be properly insured so
as not to hold the owners of the land in any way responsible for
damages or accidents.

The lease is to be a firm lease for 5 years and thereafter
subject to sale of the property for the last two years, in which
case a six months written notice is to be given to vacate.

The royalty to be on the basis of railroad weights. The minimum
amount of royalty to be 50¢ a ton on felspar alone for whatever
felspar is shipped out, after 3 months 50¢ a ton royalty on
all felspar and a minimum of \$50 a month in any event; \$75 a
month in any event the 2nd year; \$100 a month the 3rd year, and
\$100 a month thereafter for the following two years.

Ask Sloane to approve the lease with any suggestions he has
to make.

No objection to camping and use of water at the spring.

LEASE

THIS INDENTURE, Made the 15th day of November, 1929.

WITNESSETH: That ED FLETCHER and OWEN WISTER,
by Ed Fletcher, Agent, of the County of San Diego, State of California,
lessor, does hereby lease, demise and let unto M. E. STAFFEN of the said County,
lessee the following described property, to-wits

The silica and feldspar mine now located on Lot 50, "S" Tract,
Rancho El Cajon, San Diego County, California, including the
mine and approximately six hundred (600) feet of the ledge, the
boundaries to be mutually agreed upon and stakes set within twelve
(12) months from date hereof.

TO HAVE AND TO HOLD, for the term of five years (5) to-wits from the 15th
day of November, 1929 to the 15th day of November, 1934. After November
15th, 1932 in case of sale of the property this lease is subject to
cancellation, and said lessee hereby agrees to give peaceful possession
thereon on three months written notice to vacate.

Said Lessee hereby agrees to pay the following rentals or royalties:
The royalty shall be fifty cents (50 cents) per ton for all feldspar mined on
the above described premises from Nov. 15, 1929 to Feb. 15, 1930; from Feb. 15,
1930 to Nov. 15, 1930 the royalty shall be 50 cents per ton but in any event
not less than \$50.00 per month; from November 15, 1930 to November 15, 1931
the royalty shall be 50 cents per ton for all feldspar mined but in any event
a minimum rental of not less than Seventy-five Dollars (\$75.00) per month
shall be paid; From November 15, 1931 to the expiration of the lease the
royalty shall be 50 cents per ton but in any event a monthly minimum
rental of not less than One Hundred Dollars (\$100.00) per month for all
feldspar mined on the said premises. All royalties to be paid on the basis
of railroad weights. From November 15, 1929 to November 15, 1930 silica
may be mined on said premises without the payment to said Lessor of any
royalty thereafter and thereafter during the expiration of the lease any
and all silica mined shall pay a royalty of twenty-five cents (25¢) per
ton based on railroad weights.

And the said lessee promises to pay the said royalties and
rentals in monthly installments, payments to be made on the 15th
of each month hereafter for any and all silica and feldspar mined
during the month immediately preceding.

It is understood and agreed that all work of mining, maintaining
roads, or any other work in connecting with the mining and disposing
of said feldspar and silica shall be at the expense of said Lessee.

Said Lessee further hereby agrees to carry liability insurance to
protect said Lessor against any and all claims for damages.

Said Lessee promises to pay the aforesaid royalties and rentals
and to quit and deliver up the premises to Lessor, or their agent
or attorney peacefully and quietly.

It is agreed that there will be no sub-lease without the
approval of the Lessor, in writing, having been first obtained.

Lessor may enter to view and make improvements and to
expel the lessee if he shall fail to pay the royalties or rentals
as aforesaid, or make or suffer any strip or waste thereof.

No provision herein shall be construed as creating any
agency between Lessor and Lessee nor as conferring upon the Lessor
any right to control or direct the operations of the Lessee and all
such operations shall be carried on at his own expense and at his
own risk.

And should default be made in the payment of any portion of
the royalties when due, and for fifteen (15) days thereafter, said
Lessor, their agent or attorney, may re-enter and take possession,
and at their option terminate this lease.

Permission is hereby granted said Lessee to camp on said premises
and to domestic use of water from the spring nearby.

IN WITNESS WHEREOF, the said parties have hereunto set their hands
and seals the day and year first above written.

WITNESS our hands and seals this 15th day of November, 1929.

By _____

BARNES, BIDDLE & MYERS
Morris Building
Philadelphia

November 23, 1929.

JOHN HAMPTON BARNES
FRANCIS BIDDLE
CHARLES MYERS
PHILIP PRICE
OWEN J. WISTER
THEODORE VOORHIES

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, California.

Dear Mr. Fletcher:

Mr. Francis Biddle, who as you know is in charge of my father's legal affairs, has asked me to write you concerning the S Tract property you wish to put in trust for your children. My father has no objection at all to your doing this. However, Mr. Biddle feels, and in this my father agrees with him, that it would be well to put my father's half in trust at the same time. In other words, the trust company would hold one half the property in trust for your children and the other half for my father. This would have the advantage of keeping the property all in the same hands. It also eliminates the possibility of confusion in case the property should not be sold during your lifetime and my father's. If you approve of this plan will you please put it into execution at your convenience and send me a copy of the deed of trust. If you disapprove, my father is of course willing to try to arrange the matter satisfactorily to you.

Mr. Ed Fletcher:

My father asks me to apologize for the long delay which followed your first letter on this subject, and to explain that it had not at all been caused by any hesitation on his part to agree to your plan. The delay is in fact due to my own misunderstanding of the situation and permitting the matter to be sidetracked.

Yours very truly,

Owen J. Wister

OJW:S

December Third,
1 9 2 9

Mr. Owen J. Wister,
c/o Barnes, Biddle & Myers,
Morris Building,
Philadelphia, Penn.

Dear Mr. Wister:

Enclosed find letter from Mr. Morrison, Vice
President of the San Diego Savings Bank.

It is up to Mr. Wister to say what conditions
he wishes to put in the trust and we will
have them prepared.

Please, let's get this matter closed at the
earliest date possible.

I would like to have everything cleaned up by
the first of the year, if possible.

Yours very truly,

EF:AK

BARNES, BIDDLE & MYERS
Morris Building
Philadelphia

JOHN HAMPTON BARNES
FRANCIS BIDDLE
CHARLES MYERS
PHILIP PRICE
OWEN J. WISTER
THEODORE VOORHEES

December 10, 1929.

Col. Ed Fletcher,
1020 Ninth Street,
San Diego, California.

Dear Colonel Fletcher:

I am in receipt of your letter of
December 3rd enclosing the letter of Mr. Morrison of the
San Diego Trust & Savings Bank.

The conditions of the trust for my
father's undivided half of the S Tract property should be
as simple as possible, the purpose of the trust being simply
to continue the present arrangement with the added feature
of making the situation legally clear to anyone who may be
concerned with it in the future, in case the property should
not be sold during the lifetime of the present owners.

I therefore suggest that my father's
share of the property be put in trust, to be so held during
the lifetime of my father and then conveyed to his executors.
The trust should be revocable by my father.

I assume that there is a fair chance of
the property being sold before my father's death, and in that
case the gentlemen's agreement between yourself and him, to

Col. Ed Fletcher:
Page 2.

which you referred in your earlier letter, would be acted upon. As I understand it, the agreement is simply that you and he are to share equally in any sale. I think it would be well to incorporate the terms of this agreement as one of the conditions of the trust.

In other words, the final status of the matter will be something like this:

One undivided half of the S Tract property will be held in trust by the San Diego Trust & Savings Bank (or whatever company you choose) for my father for life, as stated above, subject to the gentlemen's agreement between you and him; and

Your undivided half of the property will be held in trust by the Bank for whatever persons or purposes you desire, subject also to the gentlemen's agreement between my father and yourself.

As I said in my former letter, if this plan does not meet with your approval, my father will be glad to consider anything else which you wish to propose.

Yours very truly,

Owen F. Wister

OJW:S

December Twenty-first,
1 9 2 9

Mr. Owen Wister,
501 West End Trust Bldg.,
Philadelphia.

My dear Mr. Wister:

Just a line to let you know that Mrs. Fletcher and I are thinking of you during the Holidays and wishing you all Many Happy Returns of the New Year.

This last year with its stock panic has given us bad times in San Diego. Thank heaven I was not gambling in stocks and did not get pinched in the crash.

The stock gambling the last few months with shortage of money in California plus the crash has made it almost impossible to sell any real estate, and there is where the trouble has come.

Another thing, we have had no rain the last six or seven months in Southern California and that has caused us a lot of worry but hope springs eternal in human breast, we refuse to be downed.

We are thankful that we have all our family and in good health. I hope the same with your family.

I hear of you thru the Associated Press from time to time and hope that all goes well with you and yours.

With kind personal regards and hoping to see you out here this winter, I am

Sincerely your friend,

NF:AK

December Twenty-first,
1 9 2 9

Mr. Owen J. Wister,
c/o Barnes, Biddle & Myers,
Morris Building,
Philadelphia.

My dear Mr. Wister:

Answering yours of the tenth, I am making out an entirely separate trust for my children with the San Diego Trust & Savings Bank.

The half interest in the "S" Tract is only a part of the property that I am deeding to the Bank.

You will have to make an entirely new trust agreement with the Bank on any terms and conditions that are satisfactory to you,

I would not suggest any agreement be put in the trust itself but there be an exchange of letters between us as a gentleman's agreement that the intention is to sell the property together, the children of both of us, but that in case either party secures a definite offer the other side should be notified and given an opportunity to sell or not, as desired. The above is just a suggestion for your consideration.

Perhaps you and your father have some different suggestions to make in the matter.

I am hoping the time will come when we or our children can develop together but this stock market crash has up-set everything just at a time when San Diego has been picking up the last three or four years.

Let me hear from you on the subject.

With kindest regards and wishing you all the Compliments of the Season, I am

Very sincerely yours,

EF:AK

BARNES, BIDDLE & MYERS
Morris Building
Philadelphia

JOHN HAMPTON BARNES
FRANCIS BIDDLE
CHARLES MYERS
PHILIP PRICE
OWEN J. WISTER
THEODORE VOORHIES

January 7, 1930.

Col. Ed Fletcher,
1020 Ninth Street,
San Diego, California.

Dear Col. Fletcher:

I received your letter of December 21st, and agree that there will be no use in my father's including his interest in the "S" Tract property in the trust which you are making for your children. I did not understand before that you were making a trust of more than your interest in the "S" tract property.

Mr. Norman R. Morison of the San Diego Trust and Savings Bank wrote me a letter discussing possible terms of the trust, and enclosing a letter which he sent to you under date of December 18, 1929. I have just answered his letter, saying that I thought a joint trust for your children and my father inadvisable, and also that I saw no advantage in my father's putting his interest in the property in a separate trust. Such an arrangement seems to me to accomplish nothing and to make an unnecessary expense.

I believe the most practical suggestion is for you to deed my father's undivided half interest in the

Col. Ed Fletcher:
Page 2.

"S" Tract to my father. There will then be no possibility of trouble about the title. The only drawback that I can see in this arrangement is that it might complicate the development of the property. However, I believe that this could be easily arranged when the time came.

I think the agreement about the joint development of the property to which you refer should be put in writing before your part of the property is put in trust, and I think it should appear in the trust that the property is subject to this agreement. I do not clearly understand the terms of the agreement. If you will have it written as you understand it, with a description of the property included, I am sure my father will be glad to sign it.

If you can think of a more satisfactory plan, my father will of course be glad to consider it.

With best regards, I am

Yours very truly,

Owen J. Wister

OJW:S

January 13, 1930.

Mr. Owen J. Wister,
c/o Barnes, Biddle & Myers,
Morris Building,
Philadelphia, Pa.

My dear Mr. Wister:

Answering yours of the 7th, will say that an undivided one-half interest which your father owns in this property is of record at the courthouse in your father's name and has been since he bought it.

As I remember it, we just had a verbal agreement that we would develop this property together. There was no time limit, and I do not think there was any legal responsibility on the part of either party. I do not see any reason for any agreement between us. As long as I live my one aim is to dispose of the property at a profit and in a manner satisfactory to Wister.

Things have not turned out at all as we had hoped. I am putting all of my properties in the name of Grossmont Park Company, which is owned by my children and Mrs. Fletcher and myself. What I intend to do is to deed the property to the corporation, or to a trust company, in trust for my children. The status of the situation does not change whatever so far as you are concerned.

I question whether your father ever remembered my promise. I see no reason for any agreement being drawn up at the present time, do you? When conditions demand it, if we want to develop, we can agree on the conditions at that time. Personally I would rather sell it as a whole. In any event, you always owned an undivided one-half interest in the property. It is a matter of record at the courthouse and nothing can be done without the consent of your father.

Under these conditions I can see no possible objection to your allowing me to deed the property either to the Grossmont park Company or to the bank in trust for my children, deeding, of course, only my undivided one-half interest.

With kind regards and Best Wishes for the New Year, I am

Sincerely yours,

EF:KLM

PATRONS ARE REQUESTED TO FAVOR THE COMPANY BY CRITICISM AND SUGGESTION CONCERNING ITS SERVICE 1901-B

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

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SIGNS

- DL = Day Letter
- NM = Night Message
- NL = Night Letter
- LCO = Deferred Cable
- CLT = Cable 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 Telephone Main 2151 ^{Open} JUN 31 AM 8 00

FA97 6=PHILADELPHIA PENN 1 1040A

EDWARD FLETCHER=

=1020 NINTH ST SANDIEGO CALIF=

AGREEMENT SATISFACTORY FORWARDING BY AIR MAIL=

OWEN J WISTER.



WESTERN UNION GIFT ORDERS ARE APPROPRIATE GIFTS FOR ALL OCCASIONS

October 12, 1932

Mr. Owen Wister,
807 Real Estate Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

As I have not had a reply from you or your son to any of my four recent letters to you, I am wondering what is holding up the return of the deed to me. For fear the one sent has been misplaced I am sending another herewith and trust you will sign it at once and send it to me.

By referring to our statement and correspondence of the 29th of May, 1931 you will see that I bought out your interest in this Howley acreage, but neglected to get a deed from you at that time. Mr. Howley has paid off the balance due, which I discounted in order to get some cash, and is anxious to get his deed and policy of title insurance.

With kind regards, and trusting either you or your son will see that I get this deed at an early date, I am

Yours sincerely,

KLM

P. S. This deed only covers 8.5 acres in the Los Coches Sub. sold to Howley for \$1700.00 and I bought the balance due on the contract of \$284.84 from you as per my letter of May 29, 1931 copy of which is herewith enclosed.

E.F.

CLASS OF SERVICE DESIRED	
DOMESTIC	FOREIGN
TELEGRAM	FULL RATE CABLE
DAY LETTER	DEFERRED CABLE
NIGHT MESSAGE	NIGHT CABLE LETTER
NIGHT LETTER	WEEK-END CABLE LETTER
SWP RADIOGRAM	RADIOGRAM

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

Postal Telegraph

THE INTERNATIONAL SYSTEM

Commercial
Cables



All America
Cables

Hackaw

Radio

RECEIVER'S NUMBER
CHECK
TIME FILED
STANDARD TIME

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

Form 2

San Diego, California, Oct. 31, 1932

**SAVE 20% WITHIN STATE
USE POSTAL TELEGRAPH**

Mr. Owen Wister,
807 Real Estate Bldg.,
Philadelphia, Pa.

Why have you not returned deed or answered my letters Please reply

ED FLETCHER

CHG FLETCHER CO

re: WISTER

December 2, 1932

Mrs. Bessie Ross,
807 Real Estate Building,
Philadelphia, Pa.

My dear Mrs. Ross:

We acknowledge receipt of your letter of
Nov. 29th and check. The taxes will be paid.

Enclosed find copy of letter I have written
Mr. Owen J. Wister. Is there anything you can do to help me get
this matter straightened out. It will be greatly appreciated.

Yours sincerely,

EF:KLM

The Hester & Four...
both on the North and South...
San Diego County, California...
in the office of the County...

December 2, 1932

Mr. Owen J. Wister,
c/o Barnes, Biddle & Myers,
Morris Bldg.,
Philadelphia, Pa.

My dear Mr. Wister:

We acknowledge receipt of your check for \$129.84 for taxes, and same will be paid today.

I have written your father a number of times pertaining to getting a deed to 8.5 acres of land in Los Cochos Valley in which he has of record a one-half interest. We sold the property for \$1700.00. In our previous statements Mr. Wister has been given credit for all the money received covering his half interest and the final adjustment made on May 29, 1931 when we sent him a statement in full, after taking into consideration and giving him credit for his half of all payments received on the Howley sale, there was a balance coming to Mr. Wister of \$284.84 which I bought from him and he deducted from the amount he owed me at that time.

We neglected, however, to get a deed for his half interest at that time to this 8.5 acres. We have sent your father statements covering all of this and have written many times and even telegraphed. As the party is paying up and wants a clear title to his land, to which he is entitled. But we have never received a word from your father to any of the letters we have written.

We are sending this letter by registered mail asking you to please take a personal interest in the matter, and get to us the deed which we have heretofore sent you, so as to clear the title.

Yours sincerely,

EF:KLM

I laid them aside and forgot them. My father is deeply distressed that this should have happened. I am very much ashamed of my neglect. I realize that my apology is inadequate, in view of the serious inconvenience I have put you to. My hope is that you will understand that the fault is mine and not my father's. He knew nothing of the matter until I spoke to him about it today.

Yours very truly
Owen J. Wister

December 19, 1932

MORRIS BUILDING
1421 CHESTNUT STREET
PHILADELPHIA

Dear Mr. Fletcher

I enclose the deed to an undivided one half interest in the Vesterly 412 feet of Lot 9 of Los Cochos, Sub No 2, San Diego, executed by me as attorney in fact for my father.

The delay in sending this is due entirely to me. My father was away when the deed arrived, and has been away a good deal since then. His secretary, therefore, brought your letters to me, and

February 18, 1937

Mr. Owen Wister,
807 Real Estate Trust Bldg.
Philadelphia, Pa.

My dear Mr. Wister:

Enclosed find copy of letter from H.G.Sloane,
President and Attorney of the Fidelity Mutual Corp.

I have instructed him to prepare the necessary
papers. We will have to pay him a nominal fee for draw-
ing them up, then it will be up to you to sign, and
both the Grossmont Park Company and I will sign as
sureties. In this way you can get the money.

I wish you had been with us these last three
days. We left here at 6:00 in the morning and at 6:00
that night we were on the Gulf in Mexico in the wildest
country - had marvelous fishing and a wonderful time.
I hope sometime you will come out to the Coast, look us
up and let us show you around.

With kindest regards,

Sincerely yours,

EF/jv

Enclosure

March 4, 1937.

Mr. Owen J. Wister,
Morris Building,
Philadelphia, Pa.

My dear Mr. Wister:

We are enclosing herewith an agreement
to be signed by your father, or you as his attorney in fact, which
was prepared by Mr. Harrison G. Sloane, an attorney, at the request
of Colonel Fletcher. Will you please sign and return to us and
it will be signed by the Grossmont Park Company and this will
release the \$2,000 which the Fidelity Mutual Corporation is holding
in trust, and they will pay same on your order.

Mr. Sloane's fee for drawing this instrument
is \$15.00. Will you please make a check for \$15.00 payable to
Harrison G. Sloane, together with the signed agreement, and we will
execute same and turn it over to the Fidelity Mutual Corporation so
that the \$2,000 may be sent you.

Yours very truly,

GROSSMONT PARK COMPANY

By

KLM

AGREEMENT
RESPECTING RECONVEYANCE

WHEREAS, on May 1, 1934, GROSSMONT PARK COMPANY, a corporation, made and executed its Deed of Trust to FIDELITY MUTUAL CORPORATION, a corporation, for the benefit of OWEN WISTER, beneficiary, and by such Deed of Trust Lot F Grossmont Park Subdivision No. 3, San Diego County, California, was conveyed as security for the indebtedness of Three Thousand Dollars (\$3,000.00) on the part of GROSSMONT PARK COMPANY, a corporation, to OWEN WISTER;

And WHEREAS, in conjunction with such Deed of Trust and to represent such indebtedness said GROSSMONT PARK COMPANY, a corporation, by Ed Fletcher, President, and Willis H. Fletcher, Secretary, on May 1, 1934, made and executed its promissory note in the sum of Three Thousand Dollars (\$3,000.00), with interest thereon at the rate of six per cent (6%), principal and interest payable in monthly installments of Fifty or more dollars each on the 10th day of each and every month, beginning July 10, 1934;

And WHEREAS, said OWEN WISTER and said GROSSMONT PARK COMPANY, a corporation, thereafter represented to FIDELITY MUTUAL CORPORATION that such indebtedness had been wholly paid, and in consideration of such representation and the further agreement of said parties that said FIDELITY MUTUAL CORPORATION should receive and hold the sum of Two Thousand Dollars (\$2,000.00) principal of such indebtedness, said FIDELITY MUTUAL CORPORATION on the 30th day of October, 1935, made and executed its Reconveyance of said property;

And WHEREAS, such Deed of Trust was recorded in Official Records of San Diego County, California, in Book 341 at page 38, and such Reconveyance was recorded in such Official Records in Book 451, at page 44, and said FIDELITY MUTUAL CORPORATION ever since on or about October 30, 1935, has held said sum of Two Thousand Dollars (\$2,000.00) to be paid to OWEN WISTER or order upon surrender of the original promissory note above mentioned, pursuant to the requirements and agreements of said Deed of Trust;

And WHEREAS, such original note has never been surrendered and is understood by the maker and payee

thereof to be lost or destroyed;

NOW THEREFORE, in consideration of the execution of such Reconveyance by FIDELITY MUTUAL CORPORATION without the surrender of such original note, and in consideration of the payment of said sum of Two Thousand Dollars (\$2,000.00) to said OWEN WISTER, which Reconveyance and which payment are hereby approved and consented to, said GROSSMONT PARK COMPANY, a corporation, and said OWEN WISTER do hereby promise and agree to save harmless the said FIDELITY MUTUAL CORPORATION from any claim or demand which may at any time hereafter be asserted by any person whatsoever producing said original promissory note or establishing rights under or ownership thereof;

And said GROSSMONT PARK COMPANY, a corporation, and said OWEN WISTER do jointly and severally agree to pay to FIDELITY MUTUAL CORPORATION, a corporation, at San Diego, California, any sum or sums, including its own Court costs and attorneys fees, which said corporation may be hereafter required to pay by reason of making such reconveyance without having in its possession and canceling the said original promissory note.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this day of March, 1937.

Owen Wister

By _____
Attorney in Fact

Grossmont Park Company,
a corporation

By _____
President

807. REAL ESTATE TRUST BUILDING
PHILADELPHIA

Philadelphia, August 31, 1939.

Hon. Ed. Fletcher,
1020 Ninth Avenue,
San Diego, Cal.

Dear Colonel Fletcher:

I am about to file a U.S. Tax return for my father's estate, in which should be included a report of his real estate in San Diego.

I should be very much obliged if you would send me the legal description of his real estate interests, and a valuation for tax purposes. This value, of course, should be as low as possible - that is the amount that could be reasonably expected on a forced sale.

I hope you are well. I hope you will look us up when you next come east. It has been a disappointment to me not to be able to go west the last few years.

With kindest regards,

Yours very sincerely,

Owen F. Wister

September 7, 1939

Mr. Owen F. Wister
807 Real Estate Trust Building
Philadelphia, Pa.

My dear Mr. Wister:

I am glad to be of service to you and acknowledge receipt of your letter of August 31st. Enclosed find copy of letter I have written the Southern Title & Trust Company. They will furnish you the legal description and should make no charge.

As regards the value, I am the man for you to see. We have kept the assessed valuation very low. It would not sell under the hammer today, in my opinion, for over \$3.00 or \$4.00 per acre, and the assessed value by the county assessor for your one-half interest is \$3385.00 for the "B" Tract.

Regarding the Los Gatos property about 19 acres, the assessed valuation is \$350.00, and I do not think it would sell for over \$25.00 or \$30.00 per acre for your half interest.

The Del Mar lot is assessed for \$210.00. I do not believe it could be sold today for \$400.00.

The whole country, as far as land values are concerned, has gone to wreck and ruin and we are selling at from 15 to 20 cents on the dollar of what we were getting 10 years ago. My taxes were \$100.00 a year. Now I can hardly pay anything. Go ahead and put the value as low as I have told you, and don't worry. No matter what the assessed value is always come to me for land values and I will be glad to help you.

By the way, you did not send the taxes for the 1938 taxes last year, either the office sent you the amounts.

I am glad you are letting \$2,000 lay here, in these hard years. I just ran by Harrison Sloane and found out you never signed the bond or gave the money, altho I sent you a bond which would have brought you the money. Sloane says he has heard from you recently and that you would sign the thing up.

The family are all well, constantly healthy, and happy. We have 12 grandchildren now, and all of the children are making their own living. The last child, Ferdinand, gets married

September 7, 1939

Southern Title & Trust Company
San Diego, California.

Gentlemen:

Mr. Owen Wister has passed away. His son, Owen J. Wister, 807 Real Estate Trust Building, Philadelphia, is about to file a U. S. Tax Return for his father's estate in which should be included a report of his real estate in San Diego County. I am enclosing list of the property in which he has an interest as shown on the county assessor's books. He owns an undivided one-half interest in the "S" Tract and Los Coches properties, the Grossmont Park Company owning the other undivided one-half. Mr. Wister owns the entire interest in the Arden Heights lot.

Will you please write direct to Mr. Wister, giving him the legal description of the property to use in making his return to the government. Whatever charge there is for this work will you please send the bill direct to Mr. Owen J. Wister.

Yours sincerely,

EF M

(5)

OPTION AND AGREEMENT

IN CONSIDERATION of certain improvements to be placed on Lot 279 Grossmont, San Diego, California, by Ed Fletcher, the same to consist of roads, water system and tree planting, according to his discretion,

I HEREBY GIVE AND GRANT unto said ED FLETCHER, the right to purchase at any time before July 1, 1951, said Lot 279, or any portion or portions thereof, on the basis of \$800.00 an acre.

I HEREBY AUTHORIZE said ED FLETCHER to make resale of said property, or any parcel thereof, as the same may be subdivided along proper and reasonable lines, either in his own name or in my name, upon such terms as to net me \$800.00 an acre cash. In case of sale, I am to receive the first \$800.00 for each acre so sold, and in case of sale on contract, which shall not extend over a period of more than five years. I am to receive the first \$800.00 of the purchase price, together with interest on any deferred portion thereof, at the rate of seven per cent per annum. Any balance of such purchase price over and above the said \$800.00 per acre, may be retained by said Ed Fletcher as his profit in the transaction and as compensation for his improvements and services in connection therewith.

In the event that any portion of said property shall not be resold, or purchased directly by said Ed Fletcher on or before July 1, 1951, all right, title and interest in such unsold property shall revert to me, including all improvements placed thereon, and this option shall be of no further force and effect.

A CONDITION of this option is that said Ed Fletcher agrees to incur no indebtedness whatsoever as far as I am concerned, but at his own expense is given authority to build roads, put in a water system and do any planting of trees at said Ed Fletcher's own expense. In case of no sale of property any improvements so installed shall revert to me.

Time is the essence of this option and agreement.

July

Owen Winter

Ed Fletcher Papers

1870-1955

MSS.81

Box: 34 Folder: 30

General Correspondence - Wister, Owen J.



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