

F. & W. THUM COMPANY  
123 COLUMBIA STREET  
PASADENA  
CALIFORNIA

Dec 21  
1921

Dear Mr. Fletcher:

Received your letter regarding price of El Cajon Land. You see <sup>by the</sup> El Cajon contract you are the selling agent for the F & W Co in the matter, and it is your part ~~and~~ to place all the cards on the table. I can make a more intelligent proposition yet a wholly fair one if even if I do see them all.

Some of the more interesting cards in the deal I have seen already - by accident, however. I have a good chance to kid you about it.

If you are prevented from coming up on the 1<sup>st</sup> I shall make a special trip right after the 1<sup>st</sup> to see you. If you should have to make a business trip to S.A. I can meet you there. Yet it might be best for me to go to S.D.

Please take credit for being sick and causing the last post-delay in this matter. I have been sick so long that I'm way, way behind in my affairs. but I shall go down to S.D. right after the first. Yours truly  
William Thum

WILLIAM THUM  
123 COLUMBIA ST.  
PASADENA, CALIFORNIA

Jan 3  
1922

My dear Mr. Fletcher:

In my hand written letter of yesterday the calculations were based on a total acreage of 1744 acres. Whereas the area is supposed to contain 1777<sup>25</sup> acres. Accordingly the last paragraph on page one of the letter should be revised and improved to read as follows: -

= In making the proposition covering the 300 acres of canyon land for park purposes we took the total for the entire 1777<sup>25</sup> acres at \$50<sup>00</sup> per acre, or \$88862<sup>50</sup> and deducted \$4659<sup>25</sup>. This left a balance of \$84203<sup>25</sup> which amounted to \$57<sup>00</sup> per acre for the remaining 1477<sup>25</sup> acres.

This may interest you. Our San Diego memorandum shows the following:

If we were to sell the above mentioned land at \$50<sup>00</sup> per acre without giving any part of it for park purposes, and if the F & W Co were



to sell every remaining piece of its property which you purchased for us in San Diego City and County, and sell it at the highest possible price obtainable at the present time, our net profits arising from all sales of the past and present and all rents and other income from all investments we ever made in San Diego, would amount to less than seven percent per annum. No salaries or other overhead expenses were ever charged to the property in fact certain kinds of expenses were always paid by ourselves personally. Nor were any of our S.D. Dividends ever written against any of the S.D. Accounts. Surely our San Diego investments have not been very greedy, Especially not when considering the time, risk &c involved, and when taking into account that the present high prices of real estate which we have used

in making the foregoing calculations are caused merely by a money inflation of about 75% and not by an increase in actual value. This is not written to make you feel badly for I don't feel that way myself - It is a case of merely a statement of fact.

While waiting for the right train on Friday I learned that the Standard and Shell Companies both sent representatives to S.D. to investigate oil indications, and the representatives of each company said the indications are not unpropitious.

Yours sincerely  
William Thum



WILLIAM THUM  
123 COLUMBIA ST.  
PASADENA, CALIFORNIA

Febr 22  
1924

My dear Mr Fletcher

There should be your promise too that you will pay both notes or agreements on this stock as much sooner as you can. Yours truly William Thum

In regard to sale of Pine Hills stock. Would the following terms and conditions answer your purpose. For my shares \$10000<sup>00</sup> down and \$10000<sup>00</sup> each year until paid. 6% interest, and Ferdinandi's shares on same terms with the proviso that if we need the money you will sell the stock on 60 days notice or otherwise raise the money and pay it off in full on 60 days notice. I would not ask for the money if we could possibly get along without it - as a rule we take in less cash and use more that anticipated but sometimes the reverse comes true, I made a mistake when I wrote that my interest cost considerable over 50000<sup>00</sup> on a 6% basis, it amounts to just a few dollars over the \$5000<sup>00</sup>.

WILLIAM THUM  
123 COLUMBIA ST.  
PASADENA, CALIFORNIA

Jan 1  
1924  
1924

My dear Mr Fletcher;

I did write your letter in pencil but was on my back most of day. Will have it typed tomorrow morning and mailed.

Yours truly  
William Thum

I mean the letter regarding sale of El Cajon land.



March 1,  
1926.

Mr. Ed Fletcher,  
San Diego, Calif.

My dear Mr. Fletcher:-

Enclosed is the proposition for the sale of the El Cajon Lands to you with information down to January 1st. It is the same in principal, except that the Ballantyne land is figured with a six percent carrying charge, and the other amounts are different on account of additional items since July 1924. As soon as you tell us to go ahead drafting the papers, I shall turn the matter over to Mr. Bennett to put the proposition into final shape for signature; provided he makes no mistake needing correction.

Water Works

The total expenditures on account of water works amount to \$26969.50 as follows:

The amount in our letter of July 28, 1924, was only an estimate based on what you had told us.

|                               |                 |
|-------------------------------|-----------------|
| 1924 cash cost of system      | \$23,158.47     |
| 1925 assessment by Irrig.Dis. | 828.65          |
| 1926 " " " "                  | 828.65          |
| Interest at 6%                | <u>2,153.73</u> |

\$26,969.50

In case of sale this amount was by understanding to be added to the price and was to be covered by the down payment in addition to the customary down payment. However, in our letter above referred to we waived this point and shall waive it again if you cannot with reasonable effort meet it now without selling to outside parties.

Land Account

The balance remaining in the Thum-Fletcher Land Acct. as of 1/1/1926 was \$38,687.17, including water works \$38,687.17

Our proposition is as follows:

|                                |                              |                  |
|--------------------------------|------------------------------|------------------|
|                                | <u>Price El Cajon Bluffs</u> |                  |
| 1777 acres @ \$75.00 per acre  |                              | \$133,275.00     |
| Water works as of 1/1/26       |                              | <u>26,969.50</u> |
| Selling price, El Cajon Bluffs |                              | \$160,244.50     |

*Yours sincerely*

*P.S. If you do not come up soon William & I shall run down to see you about this*

March 1, 1926.

Mr. Ed. Fletcher -2-

Fletcher's Net Interest in Sale as of 1/1/26

|                                       |  |                 |
|---------------------------------------|--|-----------------|
| 1/4 of price                          |  |                 |
| Fletcher's 1/4 of Land Acct. (deduct) |  | \$40,061.13     |
| \$38687.17 ÷ 4 = \$9,871.79           |  | <u>9,871.79</u> |
|                                       |  | \$30,189.34     |

F. & W. Co. Net Interest in Sale of El Cajon Bluffs

|   |  |                     |
|---|--|---------------------|
| 3/4 of price  |  |                     |
| Fletcher's 1/4 land acct. (add) <i>to be assumed by F&amp;W Co.</i> |  | \$120,183.37        |
|   |  | <u>9,871.79</u>     |
|   |  | \$130,055.16        |
| Selling price, El Cajon Bluffs                                      |  | <u>\$160,244.50</u> |

F. & W. T. Co's. Interest in El Cajon

|  |               |                     |
|--|---------------|---------------------|
|  | <u>Bluffs</u> | \$130,055.16        |
| Ballantyne Land at 6% basis  |               | <u>21,229.28</u>    |
| Total selling price (Thum's Interest in El Cajon Bluffs and the Ballantyne land) |               | <u>\$151,284.44</u> |

Our interest, including the Ballantyne land, as shown above, amounts to \$151,284.44 as of 1/1/26. The combined amount of our El Cajon and Ballantyne accounts was \$59,916.45 on Jan. 1st. *That is to say, what remains in the accounts is this amount.*

The sale must be a regular sale with deed and mortgage and release clause, with a minimum of \$150.00 per acre and not less than \$10,000.00 paid on principal at end of first year and not less than one ninth of remainder at end of each of the remaining nine years. Interest at six percent per annum. *This paragraph I think should be revised*

For the past twenty years we have taken all the risks with this property and they were real risks, much greater than was supposed. Now that the risks (at the price) are eliminated, except in the remote contingency of supreme earthquakes, I believe your shoulders are broad enough to carry them. If such a disaster come, none of us will worry about money.

John was here on Sunday and we decided to make other plans to give him experience, so we no longer care to reserve the 100 acres.

*This is binding when contract is signed w.T.*  
*Yours truly*  
William Thum



March 10, 1926.

Mr. Wm. Thum,  
123 Columbia Street,  
Pasadena, California.

My dear Mr. Thum:

Answering yours of March 1st, will say the offer is accepted, the same being \$151,294.44, including the advances on the cost of the distributing system and assessments.

Enclosed find check for \$5,000, with another payment of \$5,000 to be made a year from date, on the understanding and agreement that I will put \$10,000 in the property in permanent improvements the first year.

Go ahead and draw up the necessary agreement and papers. I am leaving in less than four weeks for Europe and we ought to get all of the papers signed up before I leave.

Yours sincerely,

EF:KLM

March 24, 1926.

F. & W. Thum Company,  
Attention Mr. William Thum,  
Van Nuys Bldg.,  
Los Angeles, Cal.

Dear Mr. Thum:

Your company is selling and conveying to me your interest in Rancho El Cajon, San Diego County, including what is known as the Ballentine lands, for the sum of One Hundred and Fifty Thousand Dollars plus, by deed dated March 10th, 1926. In the event that oil, gas or other hydrocarbon products are discovered or exploration has proceeded to such an extent within five years from date of the above deed, as to make the property conveyed to me or any part of it available for oil lease, and I enter into any lease or other contract for the exploration of this land or any part thereof for oil, gas or other hydrocarbon substances, I hereby agree to pay over to you an equal one-half part of any rent, royalty, bonus or other consideration received for or on account of oil, gas or other hydrocarbon substances, and at the same time to convey by deed to you duly executed and acknowledged, an equal one-sixteenth part of any such substances as may be produced from said premises or any part thereof, said one-sixteenth to be paid by way of royalty from production and not to restrict or encumber my discretion in making leases or contracting for drilling, it being understood that if my lessee should require you will consent to any lease made by me.

Very truly yours,

*signed by Fletcher*



(4) (B) No Deficiency  
Security Hook

(4) (B)

(6)

December 10, 1926.

Mr. Wm. Thum,  
926 Van Nuys Building,  
Los Angeles, California.

My dear Mr. Thum:

The citizens out in El Cajon and north of Grossmont and La Mesa have gotten together and are petitioning the Board of Supervisors to form a district to pave from Bostonia west, down Broadway about a mile north of El Cajon, and continuing thru the Thum property west toward Murray dam, thence in a southerly direction connecting up with the El Cajon Avenue Boulevard, two miles west of La Mesa.

This will make the road to Imperial Valley, so I have been informed, two miles shorter than via the City of La Mesa and El Cajon, and eliminates the traffic thru those two cities.

We are also putting in some laterals and pipe lines on the mesa in the land that is included within the boundaries of the irrigation district. It will be bonded under the fifteen year bonding act of 1925, with nothing but interest to pay for five years.

The Santee people are also fighting for a district to pave, connecting with this highway. They start and go down from Santee toward Planita Ranch and then go up that Windmill canyon that we own and connect up near Murray dam. I do not know what the boundaries of that district are, or whether it will succeed. I have not been asked to sign, and will look into it thoroly before I do sign.

There is only one way on earth to ever sell that property and that is to put some decent roads thru it. It also includes a bridge at Grossmont across the railroad and a paved road thru the Murray property along the bluff to a connection with the north and south highway Bostonia to Murray Dam and La Mesa heretofore described. Nearly of the property owners have signed the petition.

Yours very truly,

EF:KLM



F. & W. THUM COMPANY  
926 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

Dec 15, 1926

Mr. Ed Fletcher,  
San Diego, Calif.,

My dear Mr. Fletcher:

In reply to your letter of Dec. 10, have been badly out of commission or would have answered at once. If the proposed boulevards are in the right places for all concerned, including San Diego, I see nothing wrong with the formation of the proposed districts. No one can judge about the location of the roads nor about the timeliness of undertaking the projects any better than you can.

If any binding agreement between property owners can be made as to land required for rights of way and if there is more than enough time to form the districts and to build El Cajon Boulevard east to Bostonia before it is actually required as a west terminus of the transcontinental highway now in prospect for San Diego then I would say wait with forming the district until it becomes necessary in order to finish the improvement on time to receive the several overland highways. Of course, the time to improve may be already here.

A definitely fixed right of way would stimulate outside interest in the territory involved, I believe

Very truly yours,

*William Thum*

P. S. I will answer your letter in regard to the Kelly lands in a few days.

December 18, 1926.

Mr. Wm. Thum,  
926 Van Nuys Building,  
Los Angeles, Calif.

My dear Mr. Thum:

Answering yours of the 15th, will say that the boulevards are located by the engineer of the district and approved by the County Engineer, so there can be no mistake as to the location of the roads in the proposed district thru the Thum Tract.

This road is going to be much shorter into San Diego from Bostonia than via El Cajon and La Mesa. Here is a condition that must be remedied -- El Cajon Avenue is paved out to La Mesa from the city, also the Encanto road is paved. University Avenue will be paved to La Mesa inside of four weeks, from San Diego, and inside of five months Broadway will be paved to Lemon Grove and La Mesa, giving four main paved roads to La Mesa, the neck of the bottle from there to El Cajon.

The congestion is terrible at the present time and this proposed highway will be a great relief and benefit to the country, and I think will add materially to value of the property and make it easier to sell.

With kind regards. Look after yourself - nobody else is looking after you.

Yours friend,

EF:KLM



F. & W. THUM COMPANY  
926 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

Dec. 20, 1926

Mr. Ed. Fletcher,  
San Diego, Calif.,

My dear Mr. Fletcher,

Several weeks back you sent me a letter regarding the Kelly Ranch Lands. During my semi demise it has been mislaid. I have reference to a proposed paved road over the land also to the selling price. Haven't thought about the latter and do not know much about roads. How wide and how thick is the roadbed supposed to be and what is the cost including bridges, culverts, and etc., complete?

Why don't you plan to run El Cajon Avenue to west part of Hawley Ranch and have it end there in some sort of circle with an enclosing parklet 2000 feet in diameter with the several feeding roads entering and leaving the circle as tangents?

All I would have to do to save time ordinarily required is to look out for myself, but that can be much better used on more important matters, would be to join the Christian Church where members are their brother's keepers? This I have long seen is where my own religion makes me lose out- maybe.

Very truly yours,

*William Thum*

December 23, 1926.

Mr. Wm. Thum,  
926 Van Nuys Building,  
Pasadena, California

My dear Mr. Thum:

Glad to hear from you under date of the 20th that you are out and around again. The thing is you simply do not look out for yourself, and work yourself down so that you are laid up before you know it. You are learning your lesson of life, the way all of us are.

I am enclosing copy of letter that I wrote you regarding the Kelly lands.

Regarding paving, the Board of Supervisors say what type of road to be built, and in my opinion it will be concrete as they are very much opposed to black base. It should be at least eighteen feet wide.

It is going to be a job for me to get everybody to come in and put this most needed improvement there, but I am glad to do it and without cost to anyone, for it means the development of that whole country.

Regarding the paved highways thru the Hawley Ranch, the petition was signed by over seventy percent of the frontage. There is not a protestant, the Board of Supervisors took action a week ago last Monday and have appointed an engineer who will make his report in two or three months. Until he makes his report as to highways, their location, the type of highway and improvements, we can do nothing. The engineer appointed was T. H. King, engineer for the La Mesa and Lakeside Irrigation Districts.

You are not the only one who goes to church. Mrs. Fletcher and I went, with five of our boys and two girls last Sunday. I am sure we are all better for it.



It gives an hour or so to think of our own sins, even if we do not listen to the sermon.

Wishing you and yours the Compliments of the Season  
As ever your friend,

EF:KLM

F. & W. THUM COMPANY  
926 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

February 24, 1927.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

My dear Mr. Fletcher:

In reply to your recent correspondence regarding the releasing of certain acreage under the mortgage executed April 22, 1926, in smaller quantities than as specified in the mortgage, wish to advise that I have taken the matter up with Mr. James S. Bennett and have the following information.

Legal complications might arise by the releasing of smaller acreage than as called for in the mortgage. That the releasing of any property under the mortgage, except in compliance with the terms of the mortgage, might permit junior lien claimants or other of your creditors to claim that they had been deprived of security which they might have had. Owing to the fact that your payment of \$11,284.44 is due March 10th, we can, at that time, execute a partial release of a parcel of 40 acres bounded by 1/16 section lines, which would include the acreage desired, and all legal complications would be precluded thereby.

I am returning your check in the amount of \$675.00, together with the map and partial release of mortgage sent to me under date of February 16, 1927.

At the time of making your payment due March 10th, if you will send me a map and partial release of mortgage of the desired acreage as called for under the mortgage of April 22, 1926, I will have it executed and mailed to you promptly.

Yours sincerely,

*William Thum*

WT/G. I expect to be in San Diego next week. Have been expecting a phone call from you to-day. We can take this up further when we meet.



F. & W. THUM COMPANY  
837 ~~X332~~ I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

August 2, 1927.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

Enclosed please find release of mortgage duly executed as per your request of July 29th releasing that portion of Lot 54 of the Subdivision of the "S" Tract of the Rancho El Cajon, which you are exchanging for additional acreage in El Cajon Valley.

Your tabulation of the loan executed August 21st, 1922, is correct according to our records. That is, the original amount was \$10,000.00, and all has been paid excepting \$2500.00. In line and in connection with the above matter, we will be able to put the money due on this loan to a good purpose very soon and would appreciate it if you could find it convenient so to do, to take up this obligation soon. It is not our intention to press you on this account, but want to clear up this item not later than January 1st at the latest.

*We are carrying too many accts for our capacity now. W.J.*

Trusting that you exchange in the above mentioned lands will accrue a benefit in your favor.

Yours very truly,

F. & W. THUM COMPANY

By William Thum  
President.

T/G.

F. & W. THUM COMPANY  
837 ~~X332~~ I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

August 9, 1927.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

Enclosed please find copy of map showing location of Lot 53 and portion of Lot 54, Subdivision of Tract "S", Rancho El Cajon as being covered by the mortgage executed August 21st, 1922, recorded at Page 308 in Book 344 of Mortgages, securing the obligation of \$10,000.00.

In order for this office to identify that portion of Lot 54 released from the mortgage as per the Partial Release of Mortgage, executed July 31, 1927, at your instance, will you kindly have your engineer trace on the enclosed copy of map, the approximate boundaries of the land so released, returning same to this office.

Your assistance in this matter will be appreciated as it will enable us to complete our files.

Thanking you for your prompt attention in this regard. We are,

Yours very truly,

F. & W. THUM COMPANY

By J. M. Gary

G/.



F. & W. THUM COMPANY  
857 526 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

November 17, 1927.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

Enclosed please find certificate of title covering Lot 53 and portion of Lot 54, Subdivision of Tract "S", Rancho El Cajon, given as security for the note dated August 21, 1922, in the amount of \$10,000.00 and signed by Ed Fletcher, Jr., which we are returning herewith properly cancelled and receipted. Kindly accept our thanks for your retiring this note.

The mortgage given to secure the above note has been misplaced and at the present time we are unable to locate the same. It will very likely put in an appearance within the next few days at which time we will forward the same to you. In case it does not show up within that time we will make out a satisfaction of mortgage and send it to you.

We are in receipt of your check in the amount of \$387.45 together with your personal note in the amount of \$4,000.00, dated September 10th, in payment of interest due on that date. There is one objection to the transaction. That is the fact that your personal note is and will be taxable as of March 1, 1928, and we will be called upon to pay taxes on it at that date as well as the income tax on the same amount as income this year. Of course we will have to pay income tax on this amount in any event, but if this note were secured by a mortgage on real estate we would escape the double taxation. We think you will see the situation in the same light as we do. If it is your wish to do so, we would be glad to accept a real estate mortgage to secure the note for the reasons above stated. Otherwise, it might be well to let the matter stand just as it has since September 10th until January 1st, 1928, at which time we can take up the matter, though in all probability you will be in a position to retire this obligation prior to that time.

Thanking you for your check to be applied upon the interest due and your attention in the retirement of the old note. We are returning herewith your personal note in the amount of \$4,000.00 for your further consideration.

Yours very truly,  
*J. M. Gurr*  
For F. & W. Thum Company.

G/G.

January 24, 1928.

Mr. William Thum,  
857 Van Nuys Building,  
Los Angeles, California.

My dear Mr. Thum:

Enclosed herewith find Certificate of Title No. 79402, showing the title to the Mission Valley property, also trust notes in the sum of \$22,500 property assigned to the corporation as of date of February 1st, 1928, as follows:

|           |  |
|-----------|--|
| \$7500.00 | payable on or before 2 years after Dec. 30th, 1927 |
| \$7500.00 | " " " " 3 " " Dec. 30th, 1927                      |
| \$7500.00 | " " " " 4 " " Dec. 30th, 1927                      |

signed by the Bell-Lloyd Investment Company.

My understanding of our agreement while you were here is that I assign these notes to you and guarantee their payment, and these notes to apply to the following: \$15,000 principal payment due March 10th, 1928, \$4,000 balance of interest due September 1, 1927 and interest due to March 10th less the credit of interest on the \$15,000 from Feb. 1st to March 10th. I will send you a check for the difference between the \$22,500 in notes and what the payments of principal and interest heretofore mentioned amount to. In figuring what the amount is, please take into consideration that the Bell-Lloyd notes are bearing 5 percent interest while my note bears six percent. Let me know what the difference amounts to and I will send you a check.

For this payment of \$15,000, I am to have a release of 60 acres of land around the townsite, so as to be able to furnish a clear title to assist me in financing some necessary buildings, and in turning these notes over to you, it is on the understanding that I am entitled to the release of approximately 60 acres of land under our



release clause of \$250.00 an acre. I will send you later on a release of mortgage covering the 60 acres of land for your signature.

Sorry I could not come up before, but have been under the weather with a cold and things have been hopping here. Colonel Copley has purchased the San Diego Union and Tribune. I have known him for years as a smart business man. He has also purchased the Independent, and I will send you a clipping of the notice when the announcement comes out on Sunday next. Am also negotiating to sell both of my banks, and am mighty glad to get rid of them at cost, plus interest, with a \$5,000 bonus. I borrowed practically all of the money that I put into the banks, but I will be mighty glad to get out of the responsibility.

With kind regards, and hoping you and the family are in good health, I am

Sincerely yours,

EF:KLM

F. & W. THUM COMPANY  
926 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

January 28, 1928.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

We wish to acknowledge receipt of your letter enclosing the three Bell-Lloyd Investment Company's notes, which we are holding for Mr. Thum's instructions.

In the meantime please send or obtain for us balance sheets of the Bell-Lloyd Investment Company showing capital stock authorized and outstanding, name and amount held by the principle stockholders, also dates of maturity of obligations whether secured or unsecured, and the nature of assets whether quickly available or frozen. We notice that your assignment does not guarantee the payment of the notes and that the papers are due three or more years after date thus excluding stockholders liability. In your previous letters the papers we were to take on account of your obligation were to be those of Mr. Alonzo E. Bell which are quite different from the papers of the Bell-Lloyd Investment Company.

Awaiting the information requested, we are holding the three Bell-Lloyd notes for your instructions.

Very truly yours,

F. & W. THUM COMPANY

By James A. Bennett  
Vice-President.

JSB/G.



January 31, 1928.

F. & W. Thum Company,  
926 I. N. Van Nuys Building,  
Los Angeles, California.

Attention Mr. James Bennett, Vice-president

My dear Mr. Bennett:

I acknowledge receipt of yours of the 28th. While the notes are signed by the Bell-Lloyd Investment Company, the representations made to me are that Mr. Bell controlled the company.

Please also do not forget that these trust notes are secured by a first mortgage on 250 acres of as good land as there is in San Diego county, within 20 minutes of Fifth & Broadway.

You say that my assignment does not guarantee the payment of these notes. If you will read my assignment on the back of each note, you will see that it states "with recourse". This is the customary assignment that I make to the banks of San Diego when I guarantee the paper. If you wish any other wording, you are authorized to change it in any way you see fit, for I have no desire to dodge any responsibility and fully guarantee the paper.

Would you kindly write the Bell-Lloyd Investment Co., 10601 Chalon Road, Bel-Air, Los Angeles, Cal. Tell them that I am transferring these notes to you and ask them for the information you wish. Enclosed find copy of letter I have written the Bell-Lloyd Investment Company.

Yours very truly,

EF:KIM

*As Mr. Thum*

February 6, 1928

F. & W. Thum Co.,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Attention Mr. James S. Bennett

Dear Mr. Bennett:

Answering yours of the third will say that the property sold for \$150 an acre. It was sold at a time that I was not aware that the Bell-Lloyd Investment Company had purchased 7500 acres adjoining.

A reasonable value for this property today is \$250 to \$300 an acre.

You are authorized to add on the note, "And guarantee payment of the within note according to its terms".

Yours truly,

EF:AK



F. & W. THUM COMPANY  
837 ~~XXX~~ I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

February 10, 1928.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

With your authorization of the modification in the endorsement of the Bell-Lloyd Investment Company's notes, as per your letter of February 6, beg to advise that the notes have been applied as per your request of January 24 as follows:

|                                    |                 |
|------------------------------------|-----------------|
| Applied upon principal payment due |                 |
| March 10, 1928. . . . .            | \$15,000.00     |
| Balance of interest due September  |                 |
| 10, 1927. . . . .                  | 4,000.00        |
| Applied upon interest due March    |                 |
| 10, 1928. . . . .                  | <u>3,500.00</u> |
| Total. . . . .                     | \$22,500.00.    |

You will note that no credit for interest accrued on the Bell-Lloyd notes to February 1st has been given, as it is offset by the interest due on the \$4,000.00 interest item that became due September 10, 1927.

The interest that will be due March 10th on the notes given in payment of the El Cajon Lands will amount to \$4,287.45. Deducting the payment on account of interest made as of February 1, 1928, leaves a balance due of \$787.45 to be paid as of March 10, 1928.

Trusting that this transaction will prove beneficial to you and your progress in developing the lands according to the plans as you have outlined them.

Very truly yours,

F. & W. THUM COMPANY

By *William Thum*.

G.

F. & W. THUM COMPANY  
837 ~~XXX~~ I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

February 24, 1928.

Ed Fletcher Company,  
920 Eighth Street,  
San Diego, California.

Gentlemen:

In reply to your letter of February 15th regarding the interest and balance due upon the principal of the notes secured by mortgage upon the El Cajon Lands, beg to advise this letter will correct the interest amount as set out in our letter of February 10th.

The payment of \$675.00 was credited to your account as of March 10, 1927, somewhat later than the date of the check. This was due to the fact that the check was returned to you with considerable correspondence ensuing relative to the release price of the land under the mortgage.

The interest on the mortgage notes will be as follows:

|                                   |                   |
|-----------------------------------|-------------------|
| Interest due September 10th, 1927 | \$4,367.20        |
| Interest due March 10th, 1928     | 4,267.20          |
| Total interest. . . . .           | <u>\$8,634.40</u> |

|                                     |            |                |
|-------------------------------------|------------|----------------|
| Interest paid on account \$         | 387.45     |                |
| Interest credited by appli-         |            |                |
| cation of balance of the            |            |                |
| Bell-Lloyd notes                    | \$7,500.00 | \$7,887.45     |
| Balance interest due March 10, 1928 | \$         | <u>746.95.</u> |

The balance due on account of the notes after deducting is \$15,000.00 applied as of February 1, 1928, is \$130,573.44. I beg to call your attention to the fact that at the time of negotiating for the sale of these lands, the price considered was \$151,284.44, but through some unaccountable reason, the certificate of title and records were made to read \$151,248.44, or a difference of \$36.00. This fact was not called to our attention until receipt of your letter of June 10, 1927.

Yours very truly,

*F. & W. Thum Co.*

G/.



**CITY OF BEVERLY HILLS**

CITY COUNCIL  
S. M. SPALDING, MAYOR  
EDW. E. SPENCE  
PAUL E. SCHWAB  
W. E. RECORD  
FRED L. COOK

CALIFORNIA

July 12, 1928.

B. J. FIRMINOER, CLERK  
R. P. O'CONNOR, TREASURER  
SETH W. P. STRELINGER, CITY JUDGE  
R. C. WALTZ, CITY ATTORNEY  
J. C. ALBERS, CITY ENGINEER  
O. BARNWELL, BUILDING INSPECTOR  
CHAS. C. BLAIR, CHIEF OF POLICE  
L. B. CANFIELD, FIRE CHIEF  
GEO. V. CHAPMAN, PARK SUPERINTENDENT  
CHAS. F. NELSON, M.D., HEALTH OFFICER  
H. O. DENNIS, M.D., ASSOCIATE

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

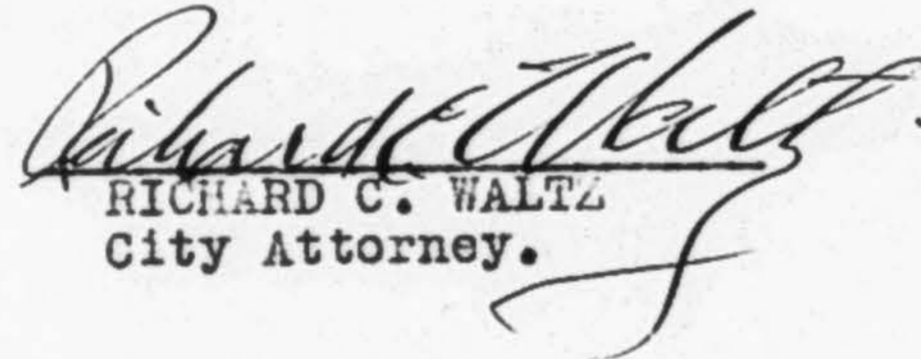
July 12, 1928.

F. & W. Thum Company,  
837 Van Nuys Bldg.,  
Los Angeles, California.

Dear Sirs:

We are in receipt of a letter dated June 29th from Mr. Ed. Fletcher notifying the City of Beverly Hills that he has assigned his contract with the City in re: balance due for sale of Sherman Water Company, to the F. & W. Thum Company on June 20, 1928, as security for a note dated June 23, 1928, in the sum of \$15,000.00 payable on or before six months from date with interest at the rate of 6%.

Yours truly,

  
RICHARD C. WALTZ  
City Attorney.

Mr. Ed Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

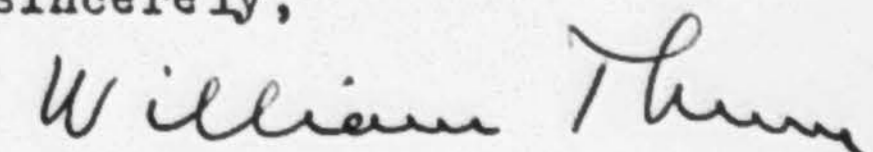
Relative to the \$15,000.00 note dated June 23rd, and the assignment of the contract between the City of Beverly Hills, Title Insurance & Trust Company, and the Sherman Water Company, I wish to advise that as the escrow on this matter has been closed it would be a very good plan to instruct the City of Beverly Hills by a positive order to pay the F. & W. Thum Company the amount of the note with interest at 6% from June 23rd to date of payment out of any moneys accruing to Ed Fletcher doing business as Sherman Water Company.

Your letter to the City of Beverly Hills, dated June 29th, 1928, being a copy of the letter written to the Title Company under date of June 23rd, notifies the City of the assignment of the contract with a request to pay the above sum to the F. & W. Thum Company. If you have received an acceptance of the request contained therein no further action need be taken in the matter.

A copy of the acceptance, if one is received, should be forwarded to us for our files so that the same may be complete.

Of course, this is only a matter of form, but in dealing with a municipal corporation, I have found, in past experience, it expedites the matter greatly.

Yours sincerely,



WT/G.

RCW:R  
CC: Ed. Fletcher. ✓

*This is  
affidavit  
F & W THUM COMPANY  
837 VAN NUYS BLDG  
LOS ANGELES  
July 16, 1928*



June 20, 1928.

Agreement between Ed Fletcher, doing business as a public utility, Sherman Water Company, and City of Beverly Hills,

Fourth. the party of the Third part agrees to pay to the Party of the First Part for said above described property the sum of One Hundred Twenty-five Thousand Dollars as follows: Fifty Thousand Dollars in cash, receipt of which by the

Party of the first part is hereby acknowledged and the remainder of Seventy-five Thousand Dollars on or before December 31, 1928 with interest on said sum at the rate of five per cent per annum, payable semi-annually.

TENTH DAY OF APRIL 1928  
SHERMAN WATER COMPANY

ED FLETCHER  
MARY C. B. FLETCHER

BY ED FLETCHER  
Party of the First Part

TITLE INSURANCE AND TRUST COMPANY

BY B. J. BEYNON  
Vice President

and E. H. MOORE  
Assistant Secretary

Party of Second Part

CITY OF BEVERLY HILLS

BY S. M. SPAULDING

AND B. J. FIRMINER  
Party of Third Part

For Value Received, I hereby sell, transfer and assign, with recourse, unto F. & W. Thum Company, a corporation, all of my right, title and interest in and under the attached contract, the same being at this date the right to receive \$40,000 principal and interest as therein provided.

ED FLETCHER



*Mr. Perkins*

January Second,  
1 9 2 9

F. & W. Thum Co.,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Attention Mr. J. A. Thum:

Dear Mr. Thum:

Answering your letter of December thirtieth will say that we are unable to find a F. S. Jennings Company but do find a F. S. Jennings, 1036 Bay St., Point Loma, California.

Hoping that this will be of some assistance to you, I am

Sincerely yours,

EF:AK



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

January 5, 1929.

Mr. Ed. Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

Enclosed is bill for  
24 Russell roses. It was late in coming  
and I was beginning to fear that the flo-  
rist had overlooked filing the order, al-  
though I had given the order personally  
and saw that it was written on an order  
book.

Had the shop not been  
so busy and the possibility of the lady  
next to me being Mrs. Copley, I would  
have questioned the price he asked, but  
thought it best to say nothing.

I hope the roses were  
extra good, and hope you had a regular  
Fletcher New Year's Day.

Yours sincerely,

*William Thum*

WT/G.

(Dictated, but signed  
in Mr. Thum's absence.)

1020—9th Street,  
~~XXXXXXXXXXXX~~

January 7th, 1929.

Dear Mr. Thum:

I am enclosing with this letter my check for \$18.00  
in payment for bill of roses which you sent in  
my behalf to Mrs. Copley.

I appreciate very much your kindness in personally  
attending to this for me.

With kindest personal regards, I am

Yours sincerely,

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

E  
F  
G  
M  
F  
encl.



January 25th,  
1929

Mr. Wm. Thum,  
857 Van Nuys Bldg.,  
Los Angeles, California.

My dear Mr. Thum:

I was informed by Mr. Gould that you had instructed him to pay all monies to you in the future and that this office will no longer make any collections.

Is this correct?

Yours truly,

EF:AK

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

January 29, 1929.

Mr. Ed. Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

In reply to your letter of January 5th I wish to say that for sometime I had in mind to tell Mr. Gould, and I did tell him about a month ago that when all the rent had been caught up, or we had come to a definite new arrangement, he ought to transmit the rent directly to us to save the item of commission for himself. There was no mention of your ceasing to collect the rent until such a condition prevailed. I also volunteered the statement that I was sure that such an arrangement would be satisfactory to you as you were aware that he needed to effect every economy possible.

I have been absent from the office with a real attack of influenza, it was practically the only "cold" of any nature I have had in the past three years, and, added to my permanent ailment, proved rather rough on me.

On returning to the office Mr. Garr tells me that Gould is falling behind with his payments as usual. The only way I can describe ~~the~~ <sup>my</sup> losses (independent of money losses) is by saying that, if I ever pray for aid, I shall ask to be saved from ever causing anybody a fraction of the pain, distress, worry, and even loss of existence, that Mr. Gould has given me, unnecessarily I believe.

I will be down to see him again pretty soon and shall drop in as usual at your office, and, if I have the courage, I may ask you for advice.

Yours sincerely,

*William Thum*

William Thum.

WT/G.

*I shall write Gould from the office to-morrow. W.T.*



February 1st,  
1 9 2 9

F. & W. Thum Co.,  
837 Van Nuys Bldg.,  
San Diego, Calif.

Gentlemen:

We have been trying to collect rents from the warehouse this morning after receiving Mr. Thum's personal letter and Mr. Gould tells me that he is sending you \$4000 today on account of taxes paying same up to January 1, 1929 and he will also take up with Mr. Thum the matter of his taking a note for the over-due rents for a certain amount and paying us the balance in cash.

I told him that it was not necessary for him to take the amount of rents up with you as we attended to that and we are herewith enclosing copy of statement sent to him today.

He promised me that he would give us a check on this account just as soon as he hears from Mr. Thum as to whether or not he is willing to take a note.

Yours truly,

MEF:AK

February 4, 1929.

Mr. William Thum,  
F. & W. Thum Company,  
837 Van Nuys Building,  
Los Angeles, California.

My dear Mr. Thum:

Enclosed find check for  
rent of Kelly lands for 1928.

I got the U. S. Government to put the road in shape thru the Kelly Ranch at their own expense, and under the arrangement we were to pay for part of the work, so I have pre-rated the expense and your proportion of the road work is \$25.00. We paid this money into the Federal Reserve Bank, all as per statement herewith enclosed.

I have purchased the 1200 acres from the Canfield Estate, paying \$25,000 for same, their portion of the Kelly Ranch. I hated to see anyone else go in there who would not work in harmony with us and dug up \$10,000 and owe \$15,000 on three years' time, 6 percent interest.

Yours very truly,

EF:KLM



February 4, 1929.

F. & W. Thum Company,  
837 Van Nuys Building,  
Los Angeles, California.

Gentlemen:

Attention Mr. Thum

Enclosed find check  
for \$168.75 for rent of Kelly lands for 1928.

I got the United States  
government to put the road in shape thru the Kelly  
Ranch at their own expense and under an arrangement  
that

February 26th, 1929.

Mr. William Thum  
1507 E. Mountain Drive  
Pasadena, California.

My dear Mr. Thum:

I wonder if you have considered the idea of  
taking a note from Mr. Gould and having his  
stock in the new organization put up as  
security. This may be a way out of the matter.

I don't believe Mr. Gould has any money now  
excepting that which he has received from the  
sale of his sporting goods. Can I be of any  
assistance in the matter to bring it to a head?  
I have no idea how much he got out of his  
sporting goods sale.

Yours very truly,

EF:GMF



COPY.

Mr. E. B. Gould,  
c/o Lyon Van & Storage Co.,  
Fifth and K Streets,  
San Diego, California.

Dear Mr. Gould:

For some time until recently  
I have been down with an attack of real  
influenza.

On stopping at the office I found  
a letter from Mr. Fletcher stating that you  
had advised him that he is not to collect  
further rent from you. My proposition was  
that when rents were paid or a new arrange-  
ment was made including prompt payment of rent,  
we will arrange with him to give up making the  
collections so that this expense might be saved  
for you.

After returning hom in order to  
help out, I submitted a proposition which would  
not only have covered this item of expense, but  
much more.

I also learned that the monthly  
rent payment we expected on January 15th has not  
been paid by you. I trust you will do this with  
out further delay.

Mr. Garr tells me that in his letter  
to you yesterday he forgot or neglected to ask you  
for the names and addresses of the officers of the  
Lyon Van & Storage Company. In your reply to his  
letter will you kindly include this list of names  
and addresses.

Yours sincerely,

WT/G.

(Signed)

William Thum.

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Mar 21

1929

My dear Mr Fletcher,

In accordance with one of your  
letters we were expecting to see you  
here some time ago. Presumably you  
phoned while Mr. Garr was confined  
to his home on account of an accident.  
About ~~time~~ days ago after having  
been quite well I had a real  
heart attack which refused for  
over a day to ~~respond~~ respond to complete  
rest; finally it began to yield  
but leaving me almost too tired  
to care until yesterday. I want to  
go to San Diego some day late  
next week or early the week  
after to wind up several matters  
and to see you also. I hope  
you havint been on the sick  
list.

Yours sincerely  
William Thum



March 22nd, 1929.

F. & W. Thum Company  
857 I. N. Van Nuys Building  
Los Angeles, California.

Attention Mr. F. M. Garr:

Dear Mr. Garr:

Answering yours of the 21st will say I have written  
Mr. William Thum today in relation thereto and as  
soon as I get his reply you will hear from me.

Yours very truly,

EF:GMF

April Nineteenth,  
1929

Mr. William Thum,  
1507 East Mountain Street,  
Pasadena, California.

My dear Mr. Thum:

Thanks for yours of the thirteenth.

I hope in the next six weeks that my deal will go through  
so I can be on "easy street" again.

I have \$21,000 in state and county taxes to pay before  
the first of May. The All Mighty is sure with me. I  
just sold two pieces for cash - enough to raise half  
of my tax money and I will dig up the rest some way.  
Real estate is moving very slow at the present time.

For the love of Heaven, don't worry about my affairs.  
I am in and out of hot water all the time but I will  
come out with both feet on the ground, I am sure.  
I do, however, more than I can tell you, appreciate  
your interest in the Fletcher family.

Sincerely and always your friend,

EF:AK



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

June 10  
1929

My dear Mr. Fletcher:-

In reply to your letter of June 4, I agree with you that I probably know that real estate sales are at a stand-still in California. We have been trying to sell something for quite a while ourselves.

We doubtless can work a plan on the basis of your letter which will give you the relief you want. I shall take up the matter soon. Right now I'm up to my nose in work and not without a little worry. I shall write you soon again.

Yours sincerely  
William Thum

June Eleventh,  
1929

Mr. William Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Dear Mr. Thum:

Answering yours of June tenth will say that Colonel Fletcher is out of town until the twenty-second of June and you will, no doubt, hear from him upon his return.

Yours truly,

ED FLETCHER COMPANY

AK



June 28, 1929.

Mr. Wm. Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

My dear Mr. Thum:

Colonel Fletcher is out of the city today,  
but we have an inquiry regarding your La Playa property.  
If you desire to sell, will you please give Mr. Fletcher  
a price on same, and what terms you will accept as soon  
as possible.

Yours very truly,

ED FLETCHER COMPANY

KLM

July 12th, 1929.

Mr. William Thum,  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. Thum:

Enclosed find copy of the Paramount Rights Decision,  
which was a knock-out, also copy of Judge Sloane's  
brief, asking for a re-hearing. Will see you about  
this in a few days.

Yours very truly,

EF:GMF  
Encls.

~~Mr. Wm. Thum~~  
H.C. Seymour  
1562 - 7th St. J.S.

Q. 2-5186 \* 6 - La Playa -











F. & W. THUM COMPANY  
926 I. N. VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

July 22, 1929.

Mr. William Thum,  
1507 East Mountain St.,  
Pasadena, California.

My dear Mr. William:

Enclosed find brief of Judge  
Sloane, also two or three clippings showing the Tax  
Factors fight that I have been having. We won out on  
the Santa Margarite Ranch, and got them to increase  
the appraised value \$1,800,000, and the assessed  
value \$700,000, but it is not half enough.

Yours very truly,

EF:KLM

August 12, 1929

Mr. Ed. Fletcher,  
920 Eighth Street,  
San Diego, California.

Dear Mr. Fletcher:

I carefully read Judge Sloan's petition for  
rehearing in the Water Case. It surely contained  
arguments in favor of the Company which are unanswer-  
able in reason, but Mr. Bennett says we will never go  
against the decision rendered in the Los Angeles case -  
reason or no reason. "Such is law."

I regret to see the San Diego territory getting  
into such a tangle.

Yours sincerely,

*William Thum*

William Thum



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Aug 22  
1929

Ed. Fletcher  
San Diego

My Dear Mr. Fletcher:

I received yours of Aug 14 containing clipping telling of your appointment as leader of the Chest Drive. The clipping is not more than half as interesting as the check which you expect in return. I shall send a check but cannot decide on amount before a week or ten days. I shall try hard to go to San Diego some time next week. Some one has inquired about obtaining quarters for "girl scouts" on Kelley Ranch, shall take the matter up with you.

Yours sincerely  
William Thum

August Fourteenth,  
1 9 2 9

Mr. William Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

Dear Mr. Thum:

Enclosed find clipping from this morning's Union that may be of interest.

Yours very truly,

EF:AK



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

August 30, 1929

Mr. Ed Fletcher,  
920 Eighth St.,  
San Diego, Calif.,

Dear Mr. Fletcher:

I wrote Mrs. Snyder to the effect that there is some thought of a consolidation of the larger properties near our land to work out a general land scheme, and that it therefore seems inadvisable to cut up our land.

While I was at the Agar Company's office one of the office help inquired if I had read something about myself and "one of my brothers", in connection with a water deal in which you were also mentioned, and somewhat roasted. I don't remember having received a clipping of the kind from you. The "Herald" he said, carried the article. *Don't bother about looking up a copy for me unless there is something in it I ought to know*

Yours sincerely,

*William Thum*

William Thum

September Third,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

My dear Mr. Thum:

If you are interested enough in seeing five pages of World Work, September issue, somewhat Fletcherized, read Old Spanish Trail by Richard Barry.

I am in with the big ones this month.

Richard Barry came around with the Atlantic fleet in 1908. I took him out in my two cylinder Maxwell over the heights over-looking Imperial Valley and told him what we were going to do. He has now written quite an article on what has been accomplished and naturally I am in the center of the picture.

With kindest regards,

Sincerely yours,

EF:AK



September 3rd, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. Thum:

Answering yours of August 30th will say that there has been an attempted blackmail on the part of Sauer for a long time.

Judge Sloane says that to his personal knowledge I have been libeled four different times by Mr. Sauer recently in one article.

I advised with Marston, Belcher, Davidson and three or four others and they told me to forget it and leave the man alone as he is crazy.

Among other things, he said that Jim Murray told him I had gypped Jim Murray in the sale of those lands which we sold him. You and I know there never was a cleaner deal in the world. As I remember it, we wanted \$75,000 for the 600 acres and Jim Murray offered \$60,000 or \$65,000 cash and we accepted it in our sale of the Park lands to Murray.

It is the same way with the Salvation Army lot to Colonel Copley. They only asked \$80,000. I sold it for \$80,000. I never asked them for any commission. Colonel Copley never paid me any commission, and yet Sauer says the lot was worth \$125,000 and Copley paid me a commission, which is wholly untrue, and so on down the line.

There is no use trying to do business with a skunk. Sauer was ordered out of the office by Colonel Copley and I told him never to come in to my office again. He is wholly irresponsible and has libeled all the big men of the town, including G. A. Davidson, George Burnham, Joe Sefton, Bert Anthony and a dozen others. All he wants is advertising or a monthly payment.



Mr. William Thum -2-

9-5-29

When he commenced to lambast me the last time, I handed in my resignation as campaign manager of the Community Chest. This was right after the epistle that you read came out. The directors of the Community Chest unanimously rejected by resignation and insisted on my carrying on the campaign.

I am sorry but there is no use in trying to do business with a crazy man and Sauer is certainly crazy.

Sincerely yours,

RF:GMF

September 18th, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. Thum:

Enclosed find copy of letter I have sent Mr. Gould, that is explanatory.

Mr. Vandenburg has been down there three or four times lately trying to punch him up.

If our figures and yours do not agree, please let me hear from you.

Yours very truly,

RF:GMF  
Encl.



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Sept-17  
1929

My dear Mr Fletcher

I received your letter of the  
third inst. and in meantime the  
"Agar" man who had spoken to  
me about it sent me a copy  
with the paragraph marked which  
referred to "Thum Brothers". Upon  
receiving your letter I read the  
remaining part of the article,  
I cannot refer to the article  
now as it has been destroyed  
with other newspapers.

Any way one looks at it  
the publication of such a story  
is a tragic matter. It is  
especially so for a real estate  
broker as his business is still  
largely under suspicion with  
the public. This makes it

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

difficult for him to get credit  
for the good there is in him.

I ought to be an expert  
in "Tragedy," having been in  
extremely tragic environment  
the most of my life. It seems  
that an unusual proportion of  
my acquaintances and friends  
have been in extremely discouraging  
trouble and fear. I can tell  
you some things that would  
surely be of value in some  
such cases. The next time  
I am in San Diego or you  
are here you can hear what  
I can say on the subject.

Yours truly  
William Thum

I know of my own knowledge that  
there was nothing in the Thum - Murphy  
deal that he did not all about, A.T.



September 14th, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. Thum:

The Community Chest Campaign is on. How I would like to get out of it, but I can't.

Enclosed find card. Please do the best you can for us. We need it worse this year than ever.

I turned down this campaign chairmanship twice, but they made me take it again. I am sure the money is well spent. The finest men in the city are passing on the budget and checking up on the expenditures.

With kind personal regards.

Sincerely yours,

EF:GMP  
Encls.

September Sixteenth,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

Dear Mr. Thum:

I thank you very much for your letter of the fourteenth.

The whole thing was a lie that Mr. Sauer published. Enclosed find letter from Judge Sloane that is explanatory.

Every statement that Sauer made was a lie. I send a paper to Marston, Belcher, Davidson, White, Colonel Copley and three or four others and they all told me to pay no attention to it as the man was crazy.

I have not yet decided what to do but after the Community Chest Campaign is over I may file one suit a week for about ten weeks - criminal libel - and it will cost him pretty a penny. I may attach the press on which the paper is printed and we will see how strongly his Tia Juana friends will finance him in a fight to the finish.

Some way I almost feel it is my duty to land that man. The County grand jury have tried three times, also the District attorney and failed, the U. S. Government have failed but I believe I have a case against him that will stick. The only trouble is that when you go out to fight a skunk you are liable to come back with a lot of smell on one's self, - very unpleasant odor.

Yours very truly,

EF:AK



September Sixteenth,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain,  
Pasadena, Calif.

My dear Mr. Thum:

I understand you have a piece of land near the corner of Seventh & Hill adjoining the Spreckels building. Would you care to sell this property and if so at what figure?

I don't know whether anything will come of it or not but I have a party that might buy.

If you are not interested you need not reply. If you are interested give me the size of the property, the frontage, the approximate value, what improvements, the income, and taxes.

Yours very truly,

EF:AK

September 19, 1929.

Mr. William Thum,  
1507 E. Mountain Street,  
Pasadena, California.

My dear Mr. Thum:

I certainly appreciate your subscription of \$200 to the Community Chest, and have turned it in.

Yours very truly,

EF:MM



F. & W. THUM COMPANY  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

September 19, 1929.

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

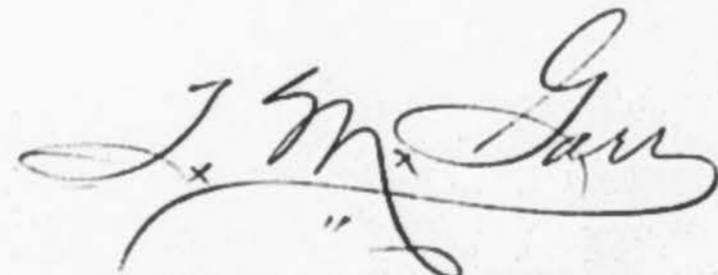
Dear Mr. Fletcher:

In reply to  
your letter of September 16th in  
regard to the property next to  
the Spreckels building, wish to  
advise the property in question  
belongs to my brother, Otto.

Otto Thum  
may be reached at the following  
address:

638 S. Lucerne Avenue,  
Los Angeles, California.

Very truly yours,



FOR WILLIAM THUM.

G/

September 20th, 1929.

Mr. Otto Thum  
638 S. Lucerne Avenue  
Los Angeles, California.

Dear Mr. Thum:

I understand you own the property next to the  
Spreckels Building in San Diego.

Please let me know if you wish to sell this  
property and all information regarding same.

Yours very truly,

EF:GMF



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

September 24, 1929.

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

Dear Mr. Fletcher:

Enclosed is my check for \$400.00 in payment of assessment on Pine Hills Association stock. This reminds me of your remark that Mr. Marston has in mind to develop the land between Pine Hills and Cuyamaca Lake, in which case he wishes to include the F. & W. Thum Company's part of the Kelley Ranch. The book cost is \$14,043.21, adding taxes and 6% annual interest brought the amount up to \$37,389.93 as of December 31, 1928, and \$40.00 per acre, the price you suggested, would amount to \$48,000.00 for the Company's 1200 acres. Of course, 6% on investment would not cover fire risks, and the ordinary "realty value risks" call for a higher rate than the 6%.

We have been hoping for years that the Kelley lands would bring a price which would cover our probable loss on the Company's bay shore frontage at Roseville. On a six per cent basis these bay front lots cost \$49,786.57 by December 31, 1928. I understand the present value of this property (bought in 1913) is even below the original cost. At \$40.00 an acre the Kelley ranch would take care of approximately \$10,000.00 of the probable loss on the Point Loma Lots. All we can expect Mr. Marston to pay for the Kelley land is its worth. Mrs. Snyder offered to pay \$ 2100 down and \$ 11900 on time per acre for 40 acres. This, of course, is nothing to go by as a price for the entire 1200 acres. If Mr. Marston will pay more than at the rate of \$40.00 per acre of corresponding land of the remainder of the original Kelley land, we want the same price, but would not take over \$50.00 as that may make good some where near the loss on the Point Loma Lots. The old price we paid Roberts for the bay front property has caused me foolish embarrassment on several occasions and I wonder whether it is going to turn out as badly as I anticipate. *I want to tell you more about this.*

Sometime next Monday I expect to call at your office regarding extension of the mortgage notes.

Yours sincerely,

*William Thum*

WT/G.

September Twenty-fifth,  
1 9 2 9

F. & W. Thum Co.,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Gentlemen

Enclosed find letter from Jay Gould that is explanatory.

Also, enclosed find check for one month's rent.

Kindly let me have the records straight. I will keep after Gould hard.

Sincerely yours,

EF:AK



September Twenty-sixth,  
1 9 2 9

Mr. O. Thum,  
553 S. Western Ave.,  
Room 201,  
Los Angeles, Calif.

Dear Mr. Thum:

Yes, I made a mistake, I meant your West Seventh Street property in Los Angeles, not San Diego.

Please give me the size of the property you own and roughly the cost of the present improvements and gross revenue, if you care so to do.

I have a most responsible party that I may be able to interest in with a long lease or acquire the property.

If I put it over I will want the usual commission.

As soon as I get the desired information I will get busy with your permission.

With kindest regards,

Very sincerely yours,

EF:AK

September Twenty-sixth,  
1 9 2 9

Mr. Wm. Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Dear Mr. Thum:

I acknowledge receipt of your check for \$400 as well as your letter of the twenty-fourth.

I would be glad to go over all these matters with you as mentioned in your letter when you come down.

I got hard up for ready money and sold my one-tenth interest to Marston for \$5000. You have a tenth interest.

I am going to handle the situation as heretofore and without any charge.

Mr. Marston is favorable and going ahead and developing shortly.

With kindest regards,

Sincerely yours,

EF:AK



September Twenty-sixth,  
1 9 2 9

Mr. Wm. Thum,  
1507 East Mountain St.,  
Pasadena, Calif.

Dear Mr. Thum:

Answering yours of the twenty-fifth will say that twice a check given by Mr. Gould has been returned marked "no funds" and we have had to hold it so we have been holding up sending you a check until we knew that the check had been honored.

We sent you a check yesterday.

Yours truly,

EF:AK

October 1st, 1929.

F. & W. Thum Company,  
837 Van Nuys Building,  
Los Angeles, California.

Gentlemen:

Enclosed find check for \$250.00  
and statement covering collections made on your contracts  
for the period September 10th to October 1st.

Yours very truly,

ED FLETCHER COMPANY

By

klm



October Seventh,  
1929

Mr. Wm. Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Dear Mr. Thum:

Enclosed find article which is explanatory.

We sure have some organization and I am proud of it, but there is a long hard fight ahead of us. Things are worse financially this year than last.

By the way, you never come back to make that trip with me to Fletcher Hills when you were down the first of the week neither did you use my car. I don't think that is just right as between friends.

Sincerely yours,

EF:AK

F. & W. THUM COMPANY  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

October 2, 1929

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

Dear Mr. Fletcher:

Replying to your note of Sept. 25, regarding the amount of rent due us on account of rent from Lyon Van & Storage Co. warehouse, I wish to say the total is \$9,211.15; \$4,144.20 being 3½ months rent on building at K and 4th, and \$5,066.95 being 3½ months rent on building at K and 5th, due on October 15, 1929.

Will you kindly sign and return to us the original of the enclosed letter, which gives the conditions under which the Contracts for the Sale of Real Estate are acceptable.

Very truly yours,

*John A. Thum*

for F. & W. THUM COMPANY



O. & F. THUM PROPERTIES

638 SO. LUCERNE BLVD.  
LOS ANGELES, CALIF.  
WHITNEY 5626

October 12, 1929

Messrs. Ed. Fletcher Co.,  
1020 Ninth St.,  
San Diego, California

Gentlemen:

Your letter of September 26th duly received.

The parcel of ground has a frontage on W. Seventh Street of 51 feet nine inches and a depth of 108 and, approximately, 40 one-hundredths feet. Present leases expire on Feb. 1st, 1931. I have advice from several of the higher class real estate agents that the gross rental of other stores nearby is around \$120.00 per front foot per month.

Our property was leased in 1921, for ten years, and brings in considerably less than this. Taxes are close to \$15,000.00 per year. Just at this time I prefer not to state the rental our tenants are paying.

If possible kindly let me know who the parties are that are interested in the property and also what line of business it is their purpose to conduct, and what sort of building they expect to erect upon this lot. This information will help matters a great deal in further negotiations.

Very truly yours

*O. Thum*

OT:M

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

*Oct 13*  
*1929*

*My dear Mr Fletcher:*

*I received your several letters and shall, if possible, be down at San Diego this week or surely next week, to reply in person.*

*Yours sincerely*  
*William Thum*



October Fourteenth,  
1 9 2 9

Mr. Otto Thum,  
638 So. Lucerne Blvd.,  
Los Angeles, California.

Dear Mr. Thum:

Answering yours of the twelfth will say that I acknowledge receipt of the information and I may have something to submit to you in a very short time.

Yours very truly,

EF:AK

October Twenty-sixth,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

Dear Mr. Thum:

I have just received a letter from Supervisor Aul under date of October 18th as follows:

"I wish to state that I have had the experts there looking over the proposed route of paving at Pine Hills and they recommend as follows: That the proper drainage and culverts be installed and completed, that all crushed rock be spread and rolled, and left this winter to settle in order to make a satisfactory road bed - by so doing we will get a superior job by completing same under this condition.

If this meets with the approval of the donors I will try and complete the paving by the first of November, 1930."

I feel that Supervisor Aul is absolutely correct that the crushed rock had better be put on this winter and the proper drainage and culverts put in and the ground left to settle during the winter rains before applying the final top surface and I have taken the liberty of approving Mr. Aul's action in this matter of paving to Pine Hills.

If this is not satisfactory to you, please let me hear from you at an early date.

Yours very truly,

EF:AK  
P.S.

I am under the impression that it is going to cost Mr. Aul more than he expected, that he has not got enough in this year's budget to complete the job as he wants it so he is carrying over the final surfacing until next fall when he will get some money out of next year's funds to complete the job. We are most fortunate in accepting his offer promptly.

E.F.

R 1914 - 2-2 -



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

October 31, 1929

October 29th, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. Thum:

Answering your letter regarding notice sent to Gould, will say there is some mistake because my office informs me we have not sent a bill since you wrote explaining a settlement had been made regarding the old account.

Our letter of September 18th, copy of which was mailed to you, is the last letter we have written to Lyon Van & Storage. We are enclosing copy of said letter herewith.

Yours very truly,

WP:GMP  
Encl.

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

Dear Mr. Fletcher:

I received your letter of Oct. 26 telling about the road to be constructed in the vicinity of Pine Hills. The proposition looks all right to me. It will be a benefit to the County at large, as well as to Pine Hills and surrounding territory.

If our "big" men have learned the economic lessons taught by the war and apply them. The present stock panic will effect the times much less than if they fail to do so.

I am enclosing a statement of cost (including 6 per cent interest to October 1st) of my share of stock in Pine Hills. Please file it for future reference.

Very truly yours,

*William Thum*

*P.S. I expect to be in San Diego  
next week Friday afternoon.*



*Ed. Fletcher, Re Pine Hills Assoc Stock*

COST OF PROPERTY ON 6% BASIS

|                                 |                 |
|---------------------------------|-----------------|
| Original investment 5-20-1908   | \$810.00        |
| Interest 7 mo. to 12-31-1908    | 28.35           |
|                                 | <u>838.35</u>   |
| Assesment 7-16-08               | 15.00           |
| Total 1-1-09                    | <u>853.35</u>   |
| Interest (12 mo) to 12-31-09    | 51.08           |
| Assesment 5-24-09               | 250.00          |
| " 6-10-09                       | 100.00          |
| Total on 1-1-10                 | <u>1,255.42</u> |
| Interest to 12/31/1910          | 75.30           |
| Assessment 12/12/1910           | 200.00          |
| Total on 1/1/1911               | <u>1,530.72</u> |
| Interest (12 mo.) to 12/31/1911 | 91.80           |
| Total on 1/1/1912               | <u>1,622.52</u> |
| Interest (12 mo.) to 12/31/1912 | 97.32           |
| Total on 1/1/1913               | <u>1,729.84</u> |
| Interest (12 mo.) to 12/31/1913 | 103.78          |
| Total on 1/1/1914               | <u>1,833.62</u> |
| Interest (12 mo.) to 12/31/1914 | 110.11          |
| Assessment 4/25/1914            | 250.00          |
| Total on 1/1/1915               | <u>2,293.73</u> |
| Interest (12 mo.) to 12/31/1915 | 137.62          |
| Total on 1/1/1916               | <u>2,431.35</u> |
| Interest (12 mo.) to 12/31/1916 | 145.88          |
| Total on 1/1/1917               | <u>2,577.23</u> |
| Interest (12 mo.) to 12/31/1917 | 154.63          |
| Total on 1/1/1918               | <u>2,731.86</u> |
| Interest (12 mo.) to 12/31/1918 | 163.91          |
| Assessment 7/13/1918            | 300.00          |
| Total on 1/1/1919               | <u>3,195.77</u> |
| Interest (12 mo.) to 12/31/1919 | 191.74          |
| Total on 1/1/1920               | <u>3,387.51</u> |
| Interest (12 mo.) to 12/31/1920 | 203.25          |
| Assessment 3/2/1920             | 600.00          |
| Total on 1/1/1921               | <u>4,190.76</u> |
| Interest (12 mo.) to 12/31/1921 | 251.40          |
| Total on 1/1/1922               | <u>4,442.16</u> |
| Interest (12 mo.) to 12/31/1922 | 266.52          |
| Assessment 8/7/1922             | 350.00          |
| Total on 1/1/1923               | <u>5,068.68</u> |
| Interest (12 mo.) to 12/31/1923 | 304.08          |
| Total on 1/1/1924               | <u>5,372.76</u> |
| Interest (12 mo.) to 12/31/1924 | 322.32          |
| Assessment 3/17/1924            | 170.29          |
| Total on 1/1/1925               | <u>5,865.37</u> |
| Interest (12 mo.) to 12/31/1925 | 351.90          |
| Assessment 12/2/1925            | 198.24          |
| Total on 1/1/1926               | <u>6,415.51</u> |
| Interest (12 mo.) to 12/31/1926 | 384.90          |
| Total on 1/1/1927               | <u>6,800.41</u> |
| Interest (12 mo.) to 12/31/1927 | 388.00          |
| Assessment 1/17/1927            | 200.00          |
| Assessment 10/19/1927           | 250.00          |
| Total on 1/1/1928               | <u>7,638.41</u> |



Interest (12 mo.) to 12/31/1928  
 Total on 1/1/1929  
 Interest (9 mo.) to 10/1/1929  
 Assessment 9/24/1929  
 Total on 10/1/1929

820.00  
 770.71  
 1,590.71  
 363.32  
 1,954.03  
 400.00  
 2,354.03

COPIES OF RECEIPTS ON ORDER

Sheet No. 2.

|                                   |          |
|-----------------------------------|----------|
| Total on 1/1/1928 brought forward | 7,638.52 |
| Interest (12 mo.) to 12/31/1928   | 458.28   |
| Total on 1/1/1929                 | 8,096.80 |
| Interest (9 mo.) to 10/1/1929     | 363.32   |
| Assessment 9/24/1929              | 400.00   |
| Total on 10/1/1929                | 8,860.12 |

*William Thum*

October 31st, 1929.

F. & W. Thum Company  
 837 Van Nuys Building  
 Los Angeles, California.

Friend John:

Answering yours of the 30th enclosed find signed agreement, which is satisfactory.

Thank you for same.

Yours very truly,

WF:GMF  
 Encl.



U

Sheet No. 3.

8,800.13  
 400.00  
 8,400.13  
8,000.00  
 400.13  
 7,600.87

Total on 10/1/1933  
 Assessment 2/24/1933  
 Interest (3 mo.) to 10/1/1933  
 Total on 1/1/1933  
 Interest (3 mo.) to 12/31/1933  
 Total on 1/1/1933 brought forward

425-  
 w.t.



F. & W. THUM COMPANY ✓  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

November 14, 1929.

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

Dear Mr. Fletcher:

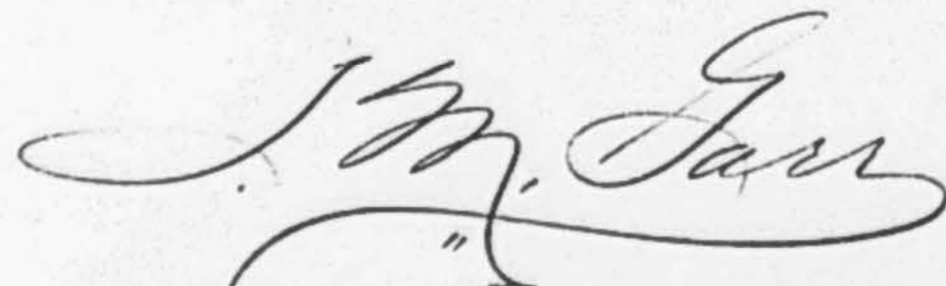
Enclosed please find carbon copy of letter addressed to the Union Title Insurance Company of San Diego together with a copy of a mortgage dated November 6th, covering the El Cajon Lands, the originals of which were sent to the title company.

The letter is self-explanatory as to its contents relative to the making of a new note and mortgage, replacing the one executed by you under date of April 22, 1926. This was done in accordance with the understanding had with you in regard to the granting of additional time for you to make payments upon the purchase price of the El Cajon Lands.

You will note that the first principal payment coming due under the new note is on March 10, 1932, or two years from next March. This is approximately the time when you asked for an extension to run to.

Kindly examine the description of the land as written in the mortgage and advise us whether or not any omissions have been made or other matters that should be contained therein. I presume the Title Company will advise you when they desire you to visit their offices for the purpose of signing the note of \$130,573.44, which is the amount due under the old Mortgage dated April 22, 1926.

Yours very truly,



FOR F. & W. THUM COMPANY.

B/.

COPY TO ED FLETCHER.

November 13, 1929.

Union Title Insurance Company,  
1028 East Second Street,  
San Diego, California.

Gentlemen:

Enclosed please find the following listed instruments:

- 1 Mortgage dated April 22, 1926,
- 1 Note in the amount of \$11,248.44 dated April 22, 1926,
- 1 Note in the amount of \$135,000.00 dated April 22, 1926, upon which the amount of \$15,675.00 has been paid. Both notes secured by the above mortgage.
- 1 Certificate of Title No. 159162.

Also enclosed please find:

- 1 Mortgage dated November 6, 1929,
- 1 Promissory note in the amount of \$130,573.44 dated September 10, 1929,
- 1 Satisfaction of Mortgage, dated November 13, 1929, satisfying mortgage dated April 22, 1926.

All of which are executed or to be executed by Ed Fletcher and Mary C. B. Fletcher, husband and wife, of San Diego, California, in favor of F. & W. Thum Company, 837 Van Nuys Building, Los Angeles, California.

The purpose of the new note and mortgage is to grant Mr. Fletcher a certain extension of time in making principal payments upon the mortgage notes.

You are hereby instructed to open an escrow account for the following purposes:

First: Ed Fletcher and Mary C. B. Fletcher, husband and wife, are to sign and execute the note Dated September 10, 1929; and the Mortgage dated November 6, 1929.

Second: To bring down the Certificate of Title to date and issue your guarantee in the sum of \$135,000.00.



11/13/1929.

Third: Record the Satisfaction of Mortgage, also record the Mortgage dated November 6, 1929, with the County Recorder of San Diego County.

Fourth: Return the Note dated September 10, 1929; the Mortgage dated November 6, 1929; The Certificate of Title, after the same have been duly executed, to the F. & W. Thum Company, 837 Van Nuys Building, Los Angeles, California.

Fifth: The expense of recording the Mortgage securing said note for \$130,573.44; the expense of bring the title down to date; and the escrow charges are to be borne by Ed Fletcher and Mary C. B. Fletcher.

Kindly acknowledge receipt of the foregoing documents and advise what further instructions, if any, you will require in the matter.

Very truly yours,

F. & W. THUM COMPANY

By

President.

G/.

F. & W. THUM COMPANY  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

November 19, 1929.

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

Dear Mr. Fletcher:

Enclosed is a copy of letter I addressed to Mr. Snyder regarding their proposition to rent 35 acres of the Kelley Ranch for a period of five years with the right to purchase at a given price at the expiration of the lease.

Adjacent to the North and the Northerly part of the East boundaries of the F. & W. Thum Company's Kelley Land, about 180 acres drain precipitously into Cedar Creek. Adjacent to the South and the Southerly part of both Eastern and Western boundaries, about 250 acres similarly drain into Boulder and Cedar Creeks. The slope of the land is so steep on these 430 acres that practically no water can be captured here, the trees doubtless need it all. Storm water must all disappear in a small part of an hour after any storm.

The remainder of F. & W. Thum Company's land, namely about 770 acres, constitutes that part of the Sand Creek water-shed which is within our boundary lines, the total area of our land being 1200 acres. Within our boundary lines this water-shed slopes from East to West at an average grade of ten percent, and the water-course reveals no gravel and absorption on the very bed of the water way must be correspondingly slow.

The Sand Creek water-shed extends from the Eastern boundary of our land to the top of North Peak. This part of the water-shed has an area of about Five Hundred (500) acres, and this all drains over our land from East to West and off into Cedar Creek. This 500 acres of outside, but tributary, water-shed has a drop of 1500 feet in the short distance from the top of North Peak to our East boundary.

To draw underground water from this 500 acres for domestic use would be fatal to the trees, at least, in dry years. So that our source of domestic water would be under the lower part of the 770 acres.



11/19/1929.

While we were on the ground, on November 9th, the only visible spring was flowing about a scant half miner's inch, according to John's guess, and this was near the middle of our property. However, it seemed to me the spring would not fill a 4-1/2 gallon bucket in a minute.

Indications do not warrant a belief in any natural underground storage. This point, it seems to me, could be determined only by numerous drillings.

With such swift shedding of storm water, lack of gravelly creek bed to aid absorption, the certainty of dry years, and what is far worse, cycles of dry periods extending over several years, and the probability of very limited underground storage, is ~~very~~ almost certain. <sup>run short of water</sup>

If it were not for the Snyders wanting the option to buy at the end of five years, the problem would be relatively simple, but they tell me the improvements required will make it necessary for them to have such an option.

I shall go over the map with a local water man who has had considerable experience with water in mountainous sections, and I expect to get down to San Diego soo and will stop in and see what you can tell me by instinct.

I realize that it is more important to have fifty to a hundred children in the woods every summer than to have a lesser number in a few mountain homes, but we cannot stand the strain of donating the land, especially since there is so much land of the same kind in San Diego County where the water supply is adequate. Our place it seems can be called a rain washed desert.

Yours sincerely,

*William Thum*

William Thum.

WT/G.

*P.S. We have a man in Pasadena who is familiar with water problems of mountainous territory. I shall interview him on the subject.*

*COPY for S.F.*

November 18, 1929.

Mr. Peter H. Snyder,  
Jackdaw Street,  
San Diego, California.

Dear Mr. Snyder:-

Your letter of recent date received several days ago. I was compelled to take up another matter which could not be delayed any longer.

A superficial study of the tract as a whole indicates that its water supply is inadequate for general purposes, and that applying part of the water to any special use would restrict the saleability of the tract, or even prevent its sale altogether.

My own experience does not include estimating underground water supplies in areas as mountainous as that in question and we must, therefore, obtain the advice from one of our friends who is familiar with that kind of problem. This advice we expect to receive by December 1st.

Some of the points that will come up are such as, (1) Area of watershed tributary to the entire 1200 acre tract; (2) Absorptive nature of the soil, especially of the creek bed, (3) Grade or incline of creek bed, (4) Amount of rain fall, (5) History of the alternating wet and dry cycles, taken over a period of years, (6) Nature of covering growth as to quantity of ground water to sustain it. There may be other points that experts take into account. To me the outlook seems discouraging, especially regarding the water.

When we purchased the tract it was with an understanding that it should be eventually handled in unison with a larger tract of which it is a part, so that it would hardly do to act without the approval of the other parties.

You will hear from me again as soon as I have investigated further.

*COPY*

Yours sincerely,

*William Thum*

WT/G.



November Twenty-first,  
1 9 2 9

Mr. Wm. Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

Dear Mr. Thum:

Mr. Harston says that next January he will discuss  
the matter of buying your Pine Hills interest.

He has left on a months vacation.

Yours very truly,

EF:AK

Interested in  
anecdotes -  
your account.  
R. Norman  
1995 Harvey Ave  
S.D.

75055

November Twenty-first,  
1 9 2 9

Mr. Wm. Thum,  
837 Van Nuys Bldg.,  
Los Angeles, Calif.

My dear Thum:

Answering yours of the nineteenth regarding copy  
of letter to Peter H. Snyder, what kind of a  
proposition has Mr. Snyder made you? What does  
he want the land for and if you care to tell  
me how much is he offering you in payment?

I have more confidence in the water supply in  
that section than you have. The average rainfall  
is 35 to 40 inches annually. There is more  
under-ground water to be developed than you  
would perhaps concede.

If you will let me know what Snyder wants the land  
for, where he is going to get his water, where the  
land is located, I then may be able to give you  
some advice which may be worthless but at least  
it wont cost you anything.

If it is only a matter of domestic water every  
house can build a system getting the water from  
the roofs and get quite a supply and a way can  
easily be found to develop water from underground  
sources by pumping.

That spring that you speak of can be developed  
into a considerable supply of water if you want  
to part with it but it is so valuable to the whole  
tract both as a selling point and actual need  
in order to get water by gravity for the lower  
levels. I don't see why you even consider selling  
35 acres unless you are getting \$200 or \$300 an  
acre for the cream of it and protecting your water  
supply.

My advice is first develop the spring, second  
build a big reservoir, fill it up in winter and



# 2 Mr. Wm. Thum

11-21-29

let the spring run into the lake during the winter months. In that way all the lower lands - 700 or 800 acres - can be taken care of by gravity for domestic water.

Very truly yours

EF:AK

J O GOLDSTEIN ATTY  
CHICO CALIF



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Nov 24  
1929

My dear Mr Fletcher:

I received your letter of  
November 21.

The Snyders wish to establish  
a summer vacation camp for  
children from 8 to 14 (or 16) years of  
age. You probably know more about  
such enterprises than I do.

I shall write you the full  
details of their proposition within  
the week.

The idea of putting a  
reasonable amount of land to this  
kind of use appeals to me, and I  
believe Mr and Mrs Snyder will  
put energy behind it and will  
conduct the enterprise in a manner  
not harmful to use of the  
remainder of the property and  
other adjacent lands.

Yours sincerely  
William Thum

We were pleased to receive your  
of this letter or at least an accompanying  
view of the water situation.

Dear Mr. Fletcher. I mean to take your advice and  
go carefully in this matter. Possibly something in  
this copy will throw some light on the subject W.T.

COPY

427 1/2 Jackdaw Street  
San Diego, Calif.,  
Nov. 24, 1929

My dear Mr. Thum:

Thank you for your letter of November 18. We certainly  
appreciate your side of the situation and want to do all we can  
to cooperate with you.

When you get your data from the water survey, the following  
are accurate figures on camp needs for water:

(a) 50 gallons per day per person for domestic use. For a camp  
of 60 that is 3000 gallons per day. This is a maximum figure  
and comes from the man who runs the Y camp, Camp Marston, and  
who has operated several other camps.

(b) 55,000 gallons to fill a swimming pool.

(c) I have been investigating pools in detail lately, and  
have found several that never change the water, on account of  
an adequate filtration and chlorination system. We could not  
install a pool without such facilities as nothing else is legal  
for new pools. So one filling per season would be adequate.  
The loss by evaporation and splash would not be great.

In regard to cooperation with the other parties for  
unified development, we want to do what we can to obtain that  
cooperation. To this end we had a very fine talk with Mr.  
Gillmore whom we found, like yourself, quite in sympathy with  
such an educational project. Mr. Marston is in Mexico City  
now, but his daughter Helen assured us of her father's interest  
in these movements. We have known Helen Marston for several  
years as she formerly taught at the Francis W. Parker School.

At our first meeting you suggested that the camp might  
be a help in selling subdivided property. We had not thought  
of that, but have begun to lately, since Julia's interests are  
anxious to have us locate nearer there.

Incidentally, I wonder if the tract around Cedar Creek  
adjoining the road is part of the holdings of your company.  
I understand ~~ten~~ acres there have been sold recently. Perhaps  
that sale was part of the larger development to which you  
referred, or if not, possibly knowledge of it might make it  
easier for you to consider disposition of a part of your  
holdings.

At any rate, we hope things will work out happily.

Sincerely,

JAT

Signed PETER SNYDER.



November 26th, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

Dear Mr. Thum:

Answering yours of November 24th, I urge you by all means not to sell any of your land to the Snyders. Why not make them a five year lease? I think they will be just as satisfied with that.

The above is just a suggestion.

Yours very truly,

EF:CMF

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

November 27, 1929.

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

Dear Mr. Fletcher:

This is in further reply to your letter of November 21 regarding Snyder's proposition, which is described below.

They wish to rent the 35 acres of land represented on the enclosed map by the red cross-hatched area. Their purpose is to conduct a summer vacation camp for children from eight to sixteen (or eighteen) years of age. This 35 acres will be used in part for a corral for riding horses.

They want a lease for four years with the privilege to purchase at termination of lease at a price to be fixed in the lease. If the property is not for sale in this way, they would like an option to lease the ground for a second term of four years at a rate established in the lease. The lease may provide that the owner may terminate the lease at the end of first four year term by paying replacement value for improvements made by the Snyders by that time.

I will state their proposition in regard to water by repeating their remarks verbatim as follows:

"We ( the Snyders) are to develop and have sufficient water for the camp both for domestic purposes and a swimming pool, if that much is available.

"If, in case of subdivision of surrounding property, it can be shown that sufficient water cannot be developed for domestic use in the subdivision and for the swimming pool too, the camp will give up the swimming pool.

"In case of subdivision and settlement of surrounding territory we will be willing to contract with the settlers for use of the pool."

In case they developed a first-class camp it might be and probably would be a benefit to the tract as well as accomplishing a good purpose, and it would establish ownership in a certain amount of water.



Ed Fletcher, -2-

11/27/1929.

I offered to let them have the place without rent for four years before any mention was made of a swimming pool, and suggested that they might conduct the camp so well that any future owners of the tract would insist on their continuing. But they think the risk of such trust in unknown owners is too great for them to assume. In case they should build up a fine business, some favorite of the new owners' might have little trouble in getting the location for the same purpose, and they would be compelled to build up a reputation elsewhere.

While on the land with the Snyders, we inspected the ground along the South side of the Cosmit Reservation and found the topographic map rather unreliable.

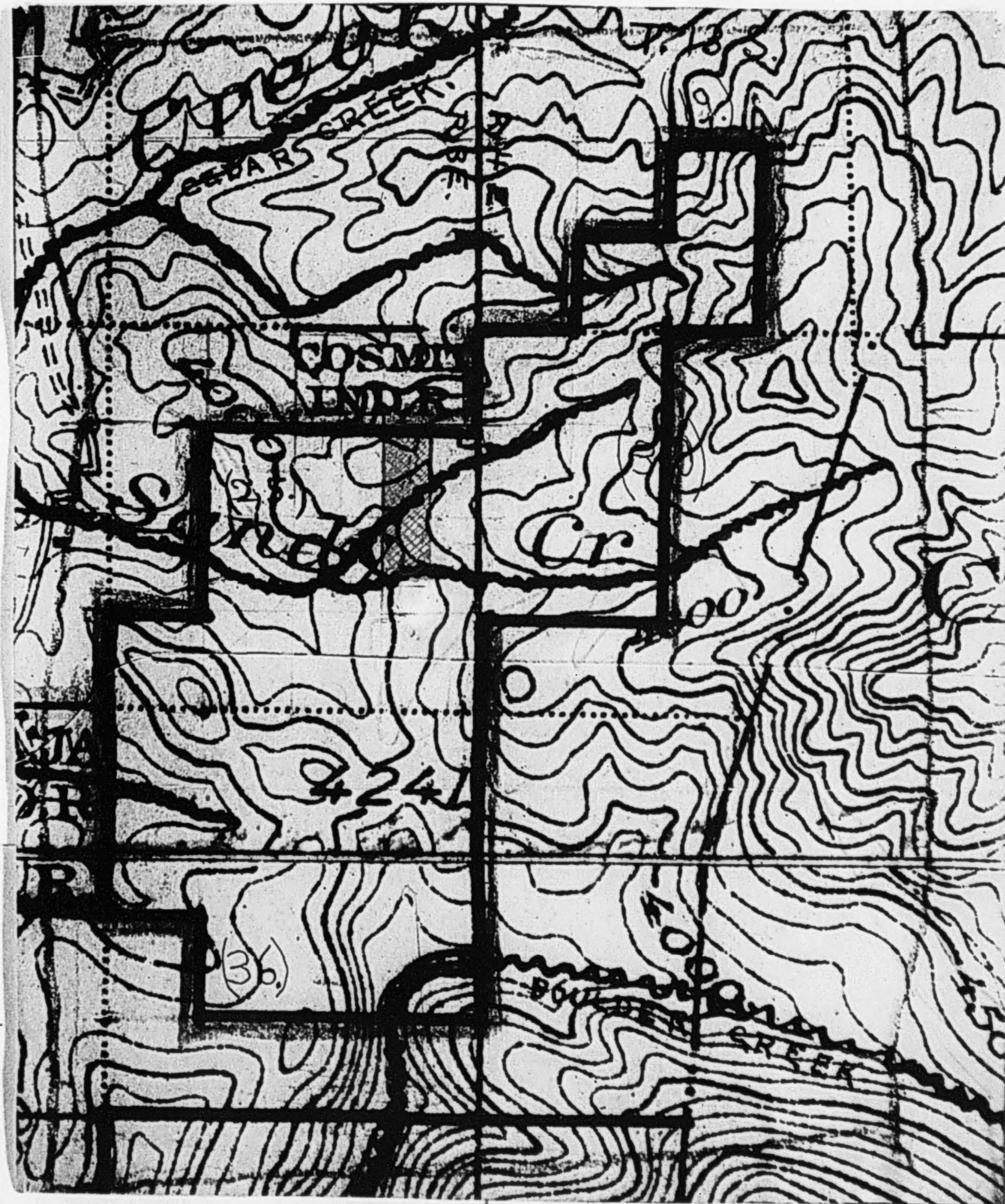
Any suggestions and advice you can give me will be fully appreciated.

Yours sincerely,

*William Thum*

WT/G.

William Thum.





Kelley Land

exact location as per  
Forest Supervisor of Coconino  
meadow site.

S  $\frac{1}{2}$  NE  $\frac{1}{4}$  Sect 25 T13 SR 3E  
W  $\frac{1}{2}$  NW  $\frac{1}{4}$  Sect 30 T13 SR 4E

November Twenty-ninth,  
1 9 2 9

Mr. Wm. Thum,  
1507 East Mountain Street,  
Pasadena, California.

Dear Mr. Thum:

Answering yours of the twenty-seventh will say I think this Snyder proposition is dangerous and you are getting in complications that will tie up a valuable property which might hurt the sale of the other property.

A very important thing is to know what the restrictions are - building and otherwise. Either it will be a detriment or benefit to the surrounding property.

My advice to you is to find out what amount of money they have for this purpose. If they are going to develop water, build camps, swimming pools, etc., they should have a fund of at least \$25,000 or \$35,000 to warrant them in even starting. If they have not this sum of money available you should make no lease with them in my opinion.

Let them submit a set of plans of what they are going to build and how they are going to do it and how they are going to finance themselves before you make any commitment, is my suggestion.

Yours very truly,

EF:AK



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

December 1  
1929

Mr. E. D. Fletcher  
San Diego.

Dear Mr. Fletcher:

We shall do nothing toward selling part of Kelley Ranch without first seeing you again. To-morrow I shall send you copy of letter received from Mr. Snyder. It throws a little more light into the proposition. Early next week I expect to go down to San Diego again, and will stop in and see you about the matter.

Yours sincerely  
William Thum

December fifth,  
1929

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

Dear Mr. Thum:

I acknowledge receipt of the copy of letter from Snyder.

I have owned for a number of years the tract of land around Cedar Creek adjoining the road and none of this land has been sold to any body.

I will be glad to go into this matter with you.

Mr. and Mrs. Snyder are coming to see me and telephoned last night. I am just drawing them out to see just what their finances are and may have something to report to you later.

I want no commission in this deal and am glad to get you all the information possible before you take a jump.

Yours very truly,

EF:AK  
Dictated  
12-4-29



December 5, 1929.

Mr. William Thum,  
657 Van Noy Building,  
Los Angeles, California.

My dear Mr. Thum:

I forgot to tell you that I gave the City of El Cajon a deed to two acres of land down in the bottom east of the railroad for sewerage disposal, which was approved by the State Board of Health, and I get the free use of the water, 10 or 15 inches which I can put on the rest of the land and irrigate.

I was ready to sign the papers down at the title company when they discovered this which I should have mentioned to you, but overlooked.

Will you please exclude those two acres from the mortgage. The title company has no doubt written you in relation thereto. I think I have made a splendid deal in getting a large amount of water, as I have the exclusive use of it, and it will flow by gravity over 40 acres.

Yours very truly,

HF:KLM

*Copy for Fletcher  
W.T.*

4277 Jackdaw St.,  
San Diego, Calif.,  
December 7, 1929.

Mr. William Thum,  
1507 East Mountain St.,  
Pasadena, California.

My dear Mr. Thum:

We received your letter yesterday and shall be glad to see you when you come. With this fine weather hanging on, we want to get started working wherever we locate.

During the Thanksgiving recess we spent four days in that neighborhood and did a good deal of investigating of various sorts. One thing we did was to put in a simple mud dam and pipe and roughly measure the flow of that spring in the meadow. We got an actual measure of five gallons per minute, not counting any that eluded capture. There has been no rain since you were there, and conditions are quite as they were. I shall be interested to hear the analyses of an expert on the various phases of the situation.

Several days ago, a member of our family, Mr. Grover Keeney, told us that Mr. Fletcher wanted to see us about the proposition. He was unable to see us till this morning when he gave us a few minutes.

He was very frank to state the object of the interview in the question, "How much money have you to put into the proposition?" This we did not answer, not because it is unimportant or a matter to be avoided, but because it seems to us that the values of the place to us and to the children, and of the camp to your property are not to be measured by any actual amount spent. We are willing to discuss detailed plans with you, including capital, costs, backing, etc. These are items you have a right to know, but they are items contributory only to the end in view.

You can be free to talk this over with Mr. Fletcher if you wish. It is approximately what we shall tell him if he asks another interview.

We are both very sorry about your attack of rheumatism and beg you not to over-do. If you do not have to come down anyway, we can come up there to see you.

Very sincerely,

Peter H. Snyder.

*E. F. expect to call up your office to learn if you expect to be in your office on Monday W.T.*



*F. W. Thum Esq.*

December Twentieth,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

My dear Mr. Thum:

I promised you a picture of  
the children which I herewith enclose.

Give that good wife of yours  
my kindest regards and wishing you all the  
Compliments of the Season, I am

Sincerely your friend,

EF:AK

December 21st, 1929.

Mr. William Thum  
Pasadena, California.

My dear Mr. Thum:

I hope that you can by next Thursday get me a letter  
giving me the data about use of sewer water re  
City of Pasadena.

Yours very truly,

EF:GMF



December Twenty-first,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

My dear Mr. Thum:

We are enclosing shipping receipt for the usual  
gift - something substantial to eat.

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

Sincerely yours,

EF:AK

December Twenty-first,  
1 9 2 9

Mr. Wm. Thum,  
1507 E. Mountain St.,  
Pasadena, Calif.

My dear Mr. Thum:

I was punching up Gould on his rent. He told me  
that everything was paid up until the 15th of  
November, excepting the payments on the notes  
for back rent, that you had given a months rent  
free and that there was no rent due.

Please let me know if these are the facts  
and to what date the rent is paid to.

Yours very truly,

EF:AK



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

December 24, 1929

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

Dear Sir:

The following is as near a description of the Pasadena sewage purification plant and its results as I could get time to verify.

The plant is of the activated sludge type. It serves the cities of Pasadena, South Pasadena, Alhambra, and San Marino.

The quantity of water purified by the plant amounts to seven million (7,000,000) gallons daily. This water is as clear, colorless and as odorless as any domestic water, and is wholly free from germs.

The plant also provides a sludge which when dried and ground makes a first-class fertilizer which sells at the plant for \$25.50 per ton. Fourteen thousand pounds are produced daily. The demand for this is greater than the supply. The odor of this fertilizer is not in the least offensive.

This purified water is used in part for irrigation and the remainder is allowed to flow into the gravels of the stream bed. One mile below the point where the purified water enters the gravels of the stream bed the Water Company pumps its supply of water. This company makes very frequent chemical and microscopic tests of the water it pumps and have not yet discovered any impurities, although the water from the plant has been running into the stream bed for about eight years without interruption.

Pasadena has no outfall sewer to the ocean.

It is seen therefore that the plant produces each year over twenty-five hundred (2500) tons of fertilizer at \$25.50 per ton and salvages over two and one-half billion (2,500,000,000) gallons of water annually. Such a quantity of water would have a considerable value in the San Diego River bottoms, especially as it would be gravity water. Doubtless the river ~~bed~~ <sup>sands</sup> will soon be kept dry by upper water users.

← do not write you  
the name of this  
Company to whom

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Mr. Ed Fletcher

-2-

12/24/29

Once the bluff lands along the south banks of the river are peopled the population will far exceed the population now served by the Pasadena sewer system. Many years will not pass before no more water will be allowed to run into the ocean.

I will gladly send you any further facts regarding the plant that may be asked for.

Yours very truly,

*William Thum*

WT:T



WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Dec 25

1929

Dear Mr Fletcher

It was impossible for me to get in touch with all the parties I should like to have interviewed regarding the Pasadena Sewage Purification Plant, but think the main points are covered in my letter of yesterday. I want personally to get a sample of the purified sewage water to send you as soon as possible. I have seen samples of the water on several occasions.

One of the principal advantages of having such a purification plant to serve the territory between El Cajon and the eastern city limits of San Diego as compared with sending the unpurified sewage of this territory through an outfall sewer into San Diego Bay, is well appreciated by all who realize the condition which must result in relatively few years, from dumping the untreated sewage of the City alone into the bay.

2 Ed Fletcher 12/25/29

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

If the "back country" between San Diego and El Cajon, including the eastern and higher part of the city will treat its sewage in such a purification plant and will use the water (or sell it) for irrigating purposes on lower levels a great economic gain will be effected, and the Harbor will be saved from becoming an intolerable nuisance, which will compel the building of a great purification plant at the Harbor to serve San Diego and the tributary urban areas, but with no place to use the purified water without pumping it back to the higher agricultural areas.

I expect to run down to the plant for the sample some day early next week.

Yours sincerely,  
William Thum



WILLIAM THUM  
1507 East Mountain Street  
Pasadena, California

Dec. 25, 1929.

Dear Mr. Fletcher:

It was impossible for me to get in touch with all the parties I should like to have interviewed regarding the Pasadena Sewage Purification Plant, but think the main point are covered in my letter of yesterday. I want personally to get a sample of the purified sewage water to send you as soon as possible. I have seen samples of the water on several occasions.

One of the principal advantages of having such a purification plant to serve the territory between El Cajon and the eastern city limits of San Diego as compared with sending the unpurified sewage of this territory through an outfall sewer into San Diego Bay is well appreciated by all who realize the condition which must result in relatively few years from dumping the untreated sewage of the city alone into the bay.

If the "back country" between San Diego and El Cajon, including the eastern and higher part of the City will treat its sewage in such a purification plant and will use the water (or sell it) for irrigating purposes on lower levels a great economic gain will be effected, and the Harbor will be saved from becoming an intolerable nuisance, which will compel the building of a great purification plant at the Harbor to serve San Diego and the tributary urban areas, but with no place to use the purified water without pumping it back to the higher agricultural areas.

I expect to run down to the plant for the sample some day early next week.

Yours sincerely

(signed) William Thum

December Twenty-sixth,  
1 9 2 9

Mr. William Thum,  
1507 East Mountain Street,  
Pasadena, California.

My dear Mr. Thum:

I thank you kindly for your telegram and letter of the twentieth.

The globes are being put away. Your letter came last night by special deliverly. It is just what I wanted. Thanks.

Have you decided to do anything with the Clarks?

Yours very truly

EFLAK



December Twenty-sixth,  
1 9 2 9

Mr. William Thum,  
1507 Mountain Street,  
Pasadena, Calif.

My dear Mr. Thum:

I thank you so much for your letter of the twenty-fourth and the information therein contained.

We got a delay. Two state engineers are coming down to help us solve our problem and your letter will be of great value.

Yours very truly,

EF:AK

F. & W. THUM COMPANY  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

December 26, 1929.

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

Dear Mr. Fletcher:

In reply to your letter of December 21st we wish to say that Mr. Gould paid the warehouse rent to November 15th, and we have allowed a rebate, so to speak, of one month's rent which accounts for all the rent to December 15th. Now the rent for the month from December 16th to January 15th is due.

Very truly yours,

*William Thum*

WT/G.

William Thum.

*Unreplied  
12/21 -> W. 1/13/30*



F. & W. THUM COMPANY  
837 Van Nuys Building  
Los Angeles  
California

December 26, 1929.

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

Dear Mr. Fletcher:

In reply to your letter of December 21st we wish to say that Mr. Gould paid the warehouse rent to November 15th, and we have allowed a rebate, so to speak, of one month's rent which accounts for all the rent to December 15th. Now the rent for the month from December 16th to January 15th is due.

Yours very truly,

William Thum

WT/G

WILLIAM THUM  
1507 EAST MOUNTAIN STREET  
PASADENA, CALIFORNIA

Dec 29  
1929

Mr Ed. Fletcher;

I do not remember whether your recent inquiry regarding Gould's rent has been answered so shall do so now.

Including the discount of a month's rent he has paid up to December 15. The Dec-Jan. rent is now due. There is, however, some back rent covered with his personal notes. Some time later in the year we expect to skin down the rent nearly to the bone, when we will be compelled to collect the rent ourselves. This is a condition which we, of course, regret.

The excellent Christmas Olives arrived as usual. We thank you for them very much. They are exceptionally good. The Company must have a great trade in them.

(over)



F. & W. THUM COMPANY  
837 VAN NUYS BUILDING  
LOS ANGELES  
CALIFORNIA

December 30, 1929

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

Dear Mr. Fletcher:

If you can give us the mailing address of F. S. Jennings Company, kindly do so. They seem to own the piece adjoining our bay frontage at Roseville. We wish to get in touch with them regarding taxes on a joint right of way.

Very truly yours,

*John A. Thum*

FOR F. & W. THUM CO.

JAT

At any time, if you can conveniently do so, I would like to have you write me the high spots of the athletic and scholastic record of <sup>each of</sup> the seven sons and another copy of the small photo. Not for publication but for private conversation when it may be called for (in the course of conversation). I want to be in position to be specific and exact.

Yours sincerely  
*William Thum*

*1036 Bay  
Coast Road*

*1230-7  
and  
to  
101-63  
1/2  
1-28-31  
1-28-31*

*1929  
1872*



December Thirtieth,  
1 9 2 9

Mr. Wm. Thum,  
837 Van Nuys Building,  
Los Angeles, California.

My dear Mr. Thum,

Enclosed find statement of the Pine Hills  
Association.

Mr. Marston and Mr. Gilmore paid today.

Kindly send check for \$219.51 to balance the  
account to the first of January.

Yours very truly,

EF:AK

1020—9th Street

December 31st, 1929.

Mr. William Thum  
1507 E. Mountain Street  
Pasadena, California.

My dear Mr. William:

Answering your inquiry will say, reading from left to  
right:

Lawrence is 6 feet and is No. 4. He has been a County  
and college champion in swimming, and graduates this  
fall from Stanford University law school. He is 24  
years of age, is married.

Second is Edward, who is 6 ft. 1 - is a County and college  
champion in swimming; two years at University of  
California, Agricultural College at Davis; and is my  
right-hand man in all my outside field work; is married;  
has one child, Edward III. Edward is 28 years of age.

Third is Eugene, who was 15 years old last week, and is  
6 feet, 2 in. He is #9, and is my seventh son. Now in  
high school and the president of his class.

Stephen is next, is 20 years old, and County, State and  
National champion swimmer; now in Oregon University and  
is on the varsity team both in football and basketball.

#5 is Charles, 26 years old, married, one boy, was  
National champion swimmer and won his colors for Oxford  
against Cambridge in England. Was president of his  
class at Stanford University.

#6 is Willis, 6 ft, 2½ in; 22 years old; just graduated  
from Oregon University, winning the Spaulding cup,  
high-point man in scholarship and athletics combined,  
is also a County and college swimming champion.

#7, next to me, is Ferdinand, County and college  
swimming champion, 18 years old, one year at Stanford,  
studying law, is 6 ft, 3 in.

Sincerely yours,

EF:GMF



January 2, 1930.

F. & W. Thum Company,  
337 Van Nuys Building,  
Los Angeles, California.

Gentlemen:

Enclosed find statement and check for \$291.00  
covering collect~~ions~~ns made on contracts assigned to you.

Yours very truly,

ED FLETCHER COMPANY

By

KLM



# Ed Fletcher Papers

1870-1955

MSS.81

Box: 30 Folder: 1

General Correspondence - Thum, William - 1921 - 1929



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