

## DILTS & FRERKING

LICENSED  
REAL ESTATE BROKERS

215 WEST SECOND ST.  
SANTA ANA, CAL

January 6, 1930

[see  
SPURLOCK  
CSM]

Col. Ed. Fletcher  
1020 Ninth St.  
San Diego, Calif.

Dear Col.

I am sending you a deal that I just closed for Mr. MC Candless for \$2500 or \$1250 per acre which is the price Mr. Dilts told us to ask. It was necessary to take less than a quarter down as this man has a ranch at Anaheim that he must dispose of before he can really invest. I believe he can be sold ten acres in time. Mr. Spurlock has agreed to set this place out to avocados immediately and generally improve it. He will build on it in about six months.

We will leave the commission arrangement up to you but do the best you can as the boys need the money.

I believe Mr. Dixon will have a deal in before the end of the week also Mr. McCandless has another prospect that I think we can close.

Will write you about the lease I told you of tomorrow.

Yours very truly,

E.L. Frerking

By 

January 7, 1930.

Mr. E. L. Frerking,  
215 West Second St.,  
Santa Ana, California

My dear Mr. Frerking:

Congratulations on your first sale.

Answering your letter of January 6th, enclosed find contract for signature. I am enclosing check for \$150.00 on account of commission.

I would like to have you answer the following questions:

When did you first get in touch with Mr. Spurlock?

When did you show him the property? What date?

Did Mr. Dilts have anything whatsoever to do with it?

I will be glad to cooperate with you in every way possible when it comes to commissions, but I know you want fair play and so do I.

Please get these contracts signed in duplicate and returned.

Yours very truly,

EF:KLM

P. S. I assume you have a Broker's License for 1930.

~~DIEPS~~ <sup>E.L.</sup> & FRERKING

LICENSED  
REAL ESTATE BROKERS

215 WEST SECOND ST.  
SANTA ANA, CAL.

January 15, 1930

Col. Ed. Fletcher  
1020 Ninth St.  
San Diego, Calif.

Dear Col.

Mr. Spurlock accepted your proposition with a few changes as follows.

1. A second trust deed is to be put against his property for \$2,500 two years.
2. \$15,000 to be paid for your property. *5 years*
3. The balance to be secured by mortgage instead of a trust deed.

Mr. Spurlock will lease the 1 1/2 and 3 1/2 acres I spoke to you about.

Be sure to make arrangements with Mr. Walters for the pipe.

Yours very truly,

E.L. Frerking  
BY *[Signature]*

*all money applied  
Comm - - - =  
plant to trees  
1500 =*

*10% = 1500.  
50*

*777A  
14440 =  
15400 =  
2500  
2500*

January Seventeenth,  
1 9 3 0

Mr. C. D. Rockwell,  
215 W. 2nd St.,  
San Diego, California.

My dear Rockwell:

Answering yours of the sixteenth will say that we definitely agreed when you were in my office that no commission would be paid until the real estate was sold or I had received my money.

I am willing to give you all the money that comes in but I am not going to borrow any money to pay you commissions on terms of this kind.

I am not anxious enough to make the deal and the only thing that I will do is this, I will allow you a 10% commission and if either you or I can borrow \$1500 on the \$2500 mortgage I am willing to give you the money with interest not exceeding 7%. It is just possible that I can cash the mortgage.

If this arrangement is not satisfactory, please call the whole deal off, for this is a matter where I practically get nothing for five years. I am not anxious enough to sell the property in fact, I have another party that is negotiating for the property today.

Please let me hear from you by return mail.

Yours very truly,

EF:AK

*Approved  
E.L. Frerking.*

*Handwritten notes and scribbles*

## DILTS & FRERKING

LICENSED  
REAL ESTATE BROKERS

215 WEST SECOND ST.  
SANTA ANA, CAL.

January 27, 1930

Col. Ed. Fletcher  
1020 Ninth St.  
San Diego, Calif.

Dear Col.

The following are answers to your questions.

1. A certificate of title is being drawn and will be ready Wed. I will send it to you.
2. You will find inclosed a letter from Mr. Spurlock stating his full intention to pay when due.
3. Mr. Spurlock is a single man (widower).
4. The deed is to be made out to Walter O. Spurlock.
5. There are three shares of water stock in the El Modena Mutual Water Co.
6. There is no right of way into the property of record but there is a proposed roadway on the upper side of it and a driveway thru the adjoining ranch.

Mr. Walter Spurlock is backed by his father, Mr. W.W. Spurlock and Mr. Leonard Smith, they have a private agreement between them. I believe you will be secure in this deal as they have good groves here and are well thought of and have a reputation for paying thier bills.

Yours very truly,

E.L. Frerking

By

*C. D. Rockwell*

January 30, 1930.

Mr. E. L. Frerking,  
215 West Second Street,  
Santa Ana, California.

Attention Mr. Rockwell:

My dear Mr. Rockwell:

I thank you for your prompt answer. Regarding Question No. 6 - How should I be protected that I may have a permanent roadway to my property? Should not Mr. Spurlock get this permanent easement for me so I will not be held up later on? Please get an answer to the above.

It is also my understanding that I will be assigned three shares of water stock in the El Modena Mutual Water Company. Is this correct? How much water is each share of stock entitled to and how much water does it take to irrigate this tract when in full bearing.

An early reply will be appreciated.

Yours very truly,

EF:KLM

ASSOCIATES  
C. D. ROCKWELL  
PARKER J. ADAMS, JR.

TELEPHONE 4757

SAN DIEGO COUNTY  
PROPERTIES  
GENERAL REAL ESTATE

# DILTS & FRERKING

LICENSED  
REAL ESTATE BROKERS

215 WEST SECOND ST.  
SANTA ANA, CAL.  
February 6, 1930.

*Photo - Orange 395-8*

Col. Ed. Fletcher  
1020 Ninth St.  
San Diego, Calif.

Dear Col.

In regard to the three shares of water stock in the El Modena Mutual Water Co., they are held as security on the first trust deed held by Mr. J.N. Welker of Orange.

I did not know this until after reading the first trust deed. This holds the water stock as part of the property until the trust deed is satisfied.

*El Modena M W Co  
Blk 35  
El Modena, Calif.  
Orange, Ca.*

Yours very truly,

E.L. Frerking

By *C.D. Rockwell*

February Sixth,  
1 9 3 0

Mr. C. D. Rockwell,  
215 West Second Street,  
Santa Ana, Calif.

Dear Mr. Rockwell:

It is impossible for me to take a trust deed note with interest annually.

It was our understanding that it was to be paid quarterly as all of my deeds of trust are.

No bank will take from me this trust deed as security otherwise.

Please have said correction made immediately and return.

Sincerely yours,

EF:AK

February Fourteenth,  
1 9 3 0

Frerking & Rockwell,  
215 W. Second,  
Santa Ana, Calif.

Gentlemen:

Enclosed find check for \$250 on account of the  
Spurlock commission as per my promise yesterday.

Yours very truly,

EF:AK

February 26, 1930.

Mr. C. D. Rockwell,  
215 West Second St.,  
Santa Ana, California.

My dear Rockwell:

The Abstract and Title In-  
surance Company insists that the status of Mr.  
Spurlock be shown on the Deed of Trust for \$2500.00.

Please have him sign the  
enclosed and return immediately.

Yours very truly,

EF:KL

April 2, 1930.

Mr. C. D. Rockwell,  
1205 So. Main St.,  
Santa Ana, California.

My dear Mr. Rockwell:

Enclosed find bill for \$25.00  
from the Abstract Title & Insurance Company, covering  
the Spurlock abstract. We understood from a previous  
letter from you that Mr. Spurlock had paid this bill.  
Will you please check up on the matter and see that  
it is paid promptly.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

March 8, 1930.

Order No. 88149

Mr. C. D. Rockwell,  
215 West Second Street,  
Santa Ana, California.

My dear Mr. Rockwell:

Enclosed find bill I have  
just received from the Abstract and Title Insurance  
Company for continuing the Spurlock Policy in my  
name, the expense being \$25.00. Will you please  
collect this sum from Mr. Spurlock and pay direct to  
the title company.

Yours very truly,

EF:KLM

[1930]

February 3, 1940.

Mr. C. D. Rockwell,  
215 West Second Street,  
Santa Ana, California.

My dear Mr. Rockwell:

Enclosed find Deed of Trust  
and Promissory Note for Mr. Spurlock to sign. I also want  
him to sign the enclosed letter.

I am waiting to hear from Mr.  
Crookshank regarding water stock and also to find out what  
the situation is re right of way to the property from Mr.  
Spurlock, with a written guarantee from him that in case of  
my being compelled to take over the property he will be  
responsible for getting an easement for a right of way to  
the property.

Yours very truly,

EF:KLM

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 22 Folder: 30**

**General Correspondence - Rockwell, C.D.**



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