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Feb. 23, 1912.

Mr. G. Wells,
Gen'l Manager Santa Fe,
Los Angeles, Calif.

Dear Sir:

Mr. Henshaw has requested me to inform you as to the status of the Linda Vista District affairs. The situation is as follows: the total obligations after selling the assets of the district amounted to \$275,305.43, and the Linda Vista Board of Directors made the levy for this amount. We have collected to date \$188,833.52, leaving an unpaid balance amounting to \$86,471.91. However, the compromise settlement is 50¢ on the dollar, so that the total amount standing on the books unpaid to date is \$43,235.95. Included in this unpaid settlement is the assessment of the City of San Diego of \$7000. The City Council have ordered this paid; the Mayor vetoed it, and the City Council unanimously carried it over his head last week, so that in a short time money will be forthcoming.

There are four or five others who will pay before the property is sold for taxes, and I am sure the total amount to go delinquent will not exceed \$20,000. Your assessment is \$12302.05. The net amount, however, if paid by you on the basis of the compromise settlement will be \$6151.02. Practically all of the large property owners

A.G.W.:2

have paid, including John D. Spreckels, Sam Ferry
Smith, A. G. Cassen, San Diego Land & Town Company,
Senator L. A. Wright; O. J. Stough, etc.

If there is any information further that I
can give you, do not hesitate to call on me.

Very truly yours,

EF/K

Feb. 28, 1912.

Mr. A. G. Wells, Gen'l Mgr.,
Santa Fe Railroad Company,
Los Angeles, Calif.

My dear Mr. Wells:

Your Mr. Daum called upon me yesterday afternoon and we had a long discussion over the question of the assessment of some of the Santa Fe property under the Linda Vista District. I explained to him the whole situation, and he said that he would immediately make a report, which I understood from him would favor the Santa Fe, paying the assessment as a matter of policy.

The sale under the delinquent advertisement has taken place today and could not be avoided. I have arranged, however, that the property should be bought in by friendly interests, so that the adjustment can still be made along the lines of that submitted to you, which was 50% of the amount of the assessment. I think it is safe to say that fully 90%, including the City of San Diego, have paid their assessments or made arrangements and only 10% went to sale.

I think you should know that Mr. Henshaw, after the sale, expressed himself as still desirous of making this settlement, mutually satisfactory to all con-

cerned, providing it is made within a reasonable time. Irrespective of any legal question involved, of which I of course do not pretend to speak, I certainly feel that your Company is largely interested in the development of this country, and unhesitatingly say that it is absolutely essential that this Linda Vista be dissolved before anybody can develop and bring water on to this mesa. Today there are only four families living within the Linda Vista District, which in itself, comprises 44,000 acres adjoining the city limits of San Diego. We expect within four months from date to have the District dissolved; thus clearing the titles to all of the lands and making them merchantable.

I venture to say that within three years from date of the dissolution of the district, even if no water was ever put on the Linda Vista Mesa; that there will be five hundred families living there, and with water five or ten thousand families can make a living there, or will live there for their residences, all of which will be directly tributary to your Road.

Thus you can see that ~~to~~ encourage such a possible development, the Railroad Company could well afford to pay infinitely more money. To my own knowledge over a million dollars has been put into this proposition by Mr. Henshaw already, and everything possible has been done to date in the way of work and expenditure of money that could possibly be done if millions were lying in the

bank ready to complete it. This ought to be satisfactory assurance to anybody as to the completion of the enterprise when the legal difficulties are overcome.

I simply write this as an employee of the Santa Fe, and I wish you to take it in the spirit in which it is written.

Very truly yours,

EF/K

Aug. 7th, 1912.

Mr. A. G. Wells,
General Mgr. Santa Fe.
Los Angeles, Cal.

Dear Sir:

I am just in receipt of a letter from Mr. Henshaw, and he takes very kindly to the proposition of making you an inducement to build to the Warners. He was called out of town, going to Bohemian Grove, but says he will take the matter up on his return. However, I am sure that I will soon be in position to make you a proposition along the following lines: say you have a right to purchase four or five thousand acres of the Warners Ranch at somewhere around \$25. to \$30. an acre; the idea being that you take an average of the ranch. I am satisfied that I can raise a nice bonus for you going up the valley from San Luis Rey to Warners, providing you would let me handle it. If you could arrange it, I would appreciate a commission on the bonus that I secure. I am satisfied that Keller and I can get you the rights of way the entire distance without cost.

If you can get five thousand acres of land at \$25. an acre, with a railroad, would be worth at least \$150. to \$200. an acre net, which alone would give you a profit of six or seven hundred thousand dollars. There

are a hundred other ways of acquiring properties and bonuses so that your railroad will never cost you a cent within five years. I am in close touch with the owner of the San Felipe Ranch, and the Julian-Mesa Grande people will raise a bonus as an inducement.

If a proposition along these lines from Mr. Henshaw was secured, would it be interesting, and how long would it take you to give a decision one way or the other, in case a satisfactory proposition was made. The time of your decision one way or the other would have considerable influence with Mr. Henshaw at this time.

Did I understand you to say that you wanted, in addition, a statement of the approximate amount of tonnage that could be depended on by constructing the Warners Ranch project, and in addition, do you desire a statement from me as to my opinion of the possibilities of development of business from that section? I will be glad to furnish this, and am sure the proposition can be whipped into shape at an early date, if you will just outline everything that you desire me to do.

Also, I am very much encouraged from Mr. Henshaw's letter that he will be glad to co-operate with you if possible. He is just at this time negotiating with Chicago people, who, in my opinion, will buy a half interest in Mr. Henshaw's whole project. The consummation of this deal would materially hasten the early development of the water project. However, Mr. Henshaw has put in three or four hundred thousand dollars in acquiring the necessary lands, rights

of way, etc., within the last two or three months, in addition to his previous investments, and whether anything is done with the Chicago people or not, Mr. Henshaw is very active in his efforts to clear away all obstacles to the early development of the system.

By the way, sugar beet men are very much interested in Warner's Ranch, and an expert will make a visit there this week, examining the lands. As you probably know, ten thousand acres of beet land will furnish enough beets for one factory, and there is certainly fifteen thousand acres of beet land on Warner's Ranch alone.

I would like very much to show you the San Luis Rey-Temecula country at any date that would suit your convenience.

Very truly yours,

EE/K



Nov, 5th, 1912.

Mr. A. G. Wells,
General Manager Santa Fe,
Los Angeles, California.

Dear Sir:

Enclosed find report of Mr. Ellis, as well as my brief summary, pertaining to the Warner's Ranch country, that may be of interest. I am authorized by Mr. Henshaw to sell to your Company five thousand acres of land, an average of the entire ranch, at \$30. per acre in case you do, within a reasonable time, decide to extend the Santa Fe Railroad to the Warner's Ranch.

If, after investigation, you feel that you are interested, I will be very glad to take this matter up further with you.

Referring to Mr. Henshaw's water project will say in the last six months I have purchased over three hundred thousand dollars' worth of property for him along the San Luis Rey River, and we have now acquired approximately 98% of all riparian rights. It is necessary to either secure by condemnation or otherwise all the riparian rights before any further actual construction of

of the dam can be commenced on the San Luis Rey River. We have already built a concrete foundation to bed rock at the Warner's Ranch dam site, and as soon as the balance of the riparian rights are acquired, the actual construction of the dam will commence.

Every effort will be made to secure all the rights on the San Luis Rey at an early date.

Very truly yours,

F.K

Ed Fletcher Papers

1870-1955

MSS.81

Box: 33 Folder: 10

General Correspondence - Wells, A.G.



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