

COLLECTION NAME ED FLETCHER .

SERIES & FOLDER TITLE •VOLCAN WITH CO

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Kellogg

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December 11th, 1916.

copy

Mr. O. E. Faulkner, Manager,

Tie & Timber Department,

Kerckhoff Building, Los Angeles, California.

Dear Sir:-

I am forwarding Addenda to Report, made necessary by the fact of the revised estimates of both Jorgensen and Eastwood, which should arrive this afternoon.

I am not taking any special pains on the revision for the reason that I believe there will be other revisions made before the final letting of the contract.

These revisions do not apply to form of construction but to the cost. From the prices given by Mr. Eastwood, I am confident that they are still susceptible to reduction, but there are some elements of cost which do not appear in the estimate.

After again carefully going over and studying the matter of the elemental values given in my report, I am better satisfied than ever with the conclusions given, and I find by referring to my notes that the different factors were carefully considered.

The definition of elementary is "the first or primary principles or rudiments"; that is, this would be the rudiment of cost and value and not the commercial value, which could be arrived at, as shown in the following Table:

	: COST VALUE :	COST	: COMMERCIAL :	TOTAL
	: PER	WATER RIGHT	: VALUE	: VALUE
	: ACRE	PER ACRE	: PER ACRE	: PER ACRE
	-----	-----	-----	-----
COAST LANDS	: \$120.00	: \$230.00	: \$300.00	: \$650.00
1st CLASS	: 100.00	: 150.00	: 150.00	: 400.00
2nd CLASS	: 100.00	: 100.00	: 100.00	: 300.00

The above table would give the following

COAST LANDS	4000 Acres	\$650.00	=	\$2,600,000.00
1st CLASS)	3000 "	400.00		1,200,000.00
INLAND)				
2nd CLASS)	3200 "	300.00	=	960,000.00
INLAND)			Total	<u>4,760,000.00</u>
WATER RIGHTS & WORKS				<u>1,100,000.00</u>
NET PROFIT AS A WHOLE				3,660,000.00

O.E.F.#2.

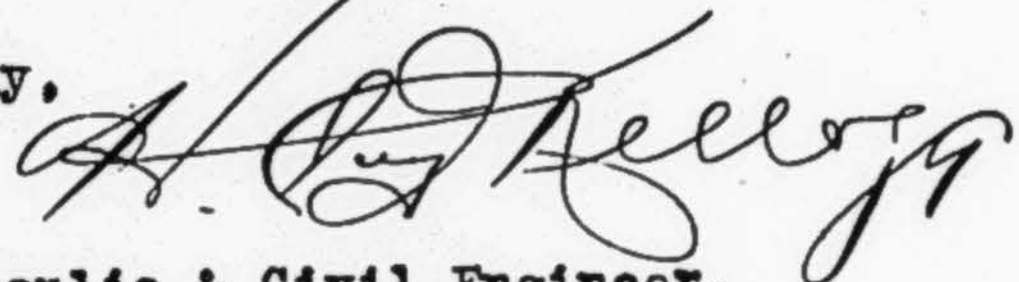
The increase in value due to the development should be more than sufficient to pay interest on the money invested.

In my report I will not include the table as tables do not seem to be clear to Mr. Henshaw or Mr. Fletcher.

Hahq

I include a bill of expense and my own time up to December 1st.

Yours truly,



Hydraulic & Civil Engineer.

HCK-MWJ

Ed Fletcher Papers

1870-1955

MSS.81

Box: 15 Folder: 1

General Correspondence - Kellogg, H.C.



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