

San Diego, California
June 28, 1943

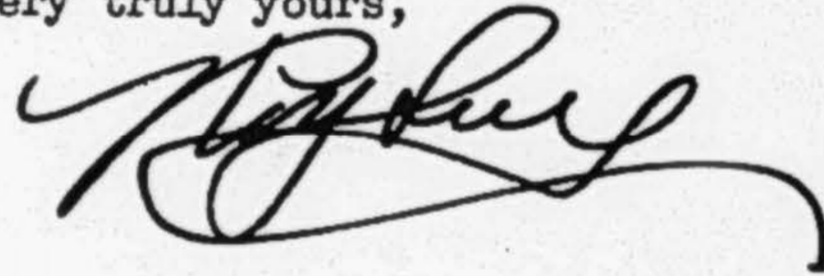
The Ed Fletcher Company,
1020 Ninth Avenue
San Diego, California

Gentlemen:

I would like an option for 90 days to buy the 170 odd acres of land that I am farming south of Carlsbad for \$12,500.00; terms of payment: a minimum of \$2500.00 down and the balance of the payments spread over a period of 8 years with interest at 5%.

I feel the price of \$15,000 is too high but am willing to pay \$12,500.00 and make my first payment within 90 days from the date which this offer is accepted.

Very truly yours,



January 25th,
1 9 2 9

Mr. Edward C. Upp, Secty.,
La Mesa Country Club,
La Mesa, Calif.

Dear Mr. Upp:

My father has this date transferred his membership in the La Mesa Country Club to me.

Must the membership certificate be sent to you for action by the board of directors or just what is the procedure?

If you will let me know I will have the matter attended to immediately.

Sincerely yours,

EEjr:AK

Return to Mr Post
10 17 1915

FULTON LANE
ASSOC. MEM. AMERICAN SOCIETY CIVIL ENGINEERS
SUITE 901-903 UNION OIL BUILDING
LOS ANGELES

February
First
1915

Mr. Ed. Fletcher,
Fletcher Building,
San Diego, California.

My dear Mr. Fletcher;-

When you were here last, you asked me to go over with Capt. McKinney his ideas of water right value as applied to your system. You said you thought you might then need his services in your hearing.

This last week found us too busy to take up the matter together hence my delay in forwarding this information.

I am enclosing his ideas or method of determining water right value in brief form, as applied to your system.

Capt. McKinney says it may be possible that your system is overbalanced, that is after deducting field, market and charges for carrying water in your system. From the farmers' gross returns the farmer has nothing left with which to pay an interest charge for rented water. In that case, your system is too expensive for agricultural land, and must carry its water to either horticultural land or to domestic consumers, you being entitled to a return on both your water and your systems.

My own opinion wavers some here, but I am inclined to think that if a man had so little business foresight as to build a system for carrying water to a district from which returns would always be inadequate to meet water charges, I would not allow him any value for water rights, and would give the district the opportunity of buying his investment for the mere physical value.

However, this is only an abstract opinion and I intended only to forward somebody else's data,

Let me know a day or two before Faude is to come up.

Very truly yours,

Fulton Lane

Copy sent to
Mr. W. S. Post.

Form 280

THE WESTERN UNION TELEGRAPH COMPANY *44*

25,000 OFFICES IN AMERICA. INCORPORATED CABLE SERVICE TO ALL THE WORLD
THEO. N. VAIL, PRESIDENT BELVIDERE BROOKS, GENERAL MANAGER

RECEIVER'S No.	TIME FILED	CHECK

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

Sept. 19, 1913.

C. W. CO. FILE

Jay. B. Lemppan,
220 E 2nd Street,
Los Angeles, Cal.

Could you furnish for shipment today, twelve horse power gasoline engine direct connected to centrifugal pump about five hundred gallons per minute. Sixty five foot lift. This to be mounted on same bed plate portable and roady to use. Marine or automobile type of engine proposed. Want to use Sunday.

Wm. S. Post,
924 8th St.
San Diego, Cal.

(CHARGE CUYAMACA WATER CO.)

FULTON LANE

ASSOC. MEM. AMERICAN SOCIETY CIVIL ENGINEERS
SUITE 901-903 UNION OIL BUILDING
LOS ANGELES

The basis of a value to any water right for an irrigation system can only be determined by the application to the land.

If water is applied to raw lands over a term of years yielding certain average returns, then the value of the water right is determined in the following manner.

The average net returns per acre capitalized at 10% times the duty of water, equals the value of one miner's inch water right.

Applying this definition to the Cuyamaca Water Company's case, we have--

The average net returns per acre capitalized at 10%, times the duty of water (ten), equals the value of one, six months, miner's inch water right.

In order to determine the average net return per acre, we must find the amount of interest to be deducted for water right value, before we can determine the water right value itself, this gives us two unknown values which we must determine by trial equation. To illustrate--

Let us deduct first, the actual field operating and marketing expense, and from this deduct the interest operation, maintenance and depreciation charges for the system necessary to convey the water to the land to be irrigated. Let us assume that this gives us a return of \$25.00 per acre. Then by trial equation we determine an interest charge of \$6.50, a net return of \$18.50 per acre, and a value of \$1850.00 per six months miners inch water right, in this manner;--

We have 4000 acres under irrigation.

Duty of water one to ten.

200 miner's inches water (6 months)

\$25.00 per acre return, not including water right interest charge.

Use our equation with trial capitalizations;--

\$25.00 capitalized at 13.5%, equals \$185.00 per acre
185.00 duty of water 10 equals, \$1850.00
1850.00 times 200 miner's inches equals \$370,000.00.
7% interest on \$370,000.00 equals 25,900.00
for 4,000 acres or \$6.50 per acre.

This deducted from \$25.00 gives \$18.50, the average net return per acre.

Now applying this net return to our applied equation, we get a value of \$1850.00 for each six months miner's inch water right and all matters balance.

ED FLETCHER COMPANY
CUYAMACA WATER COMPANY

Real Estate

1020 NINTH AVENUE • SAN DIEGO 1, CALIFORNIA
TELEPHONE FRANKLIN 6204

May 29, 1945

Mr. Jos. E. Lange
433 West 7th Street
Long Beach 2, California

My dear Mr. Lange:

I have had a road builder look at the roads on the Lake Henshaw land, and he reports there is no use grading, that it won't stay, and we will have no way of getting a grader there except by bringing it all the way from San Diego.

The roads should be paved this summer, commencing some time in June, and finished as soon as possible. I am willing to have it done if the property owners will join in. The road will be paved from the paved highway up the short cut, past Snyder's lot and Till's lot, and the upper road past Anderson's lot, and probably out to Mr. Barber's; also the road will be paved on the lower end of Mr. Till's lot, past Mrs. Keith's lot and then around joining the paved highway to the East of the well; also to the top of the hill on the East, so that we will have a nice scenic highway. The road will be graded and oiled 14 feet in width and it will be double that width on the turns.

It will cost me several thousand dollars, but the work should be done immediately. I figure that your proportionate cost of such a road will be \$200.00, and would like to know by return mail what your reaction is, and if you are willing to help in the cost of the oiling and grading. Unless everyone joins in we will drop the matter, but I hope that you all agree that it is the thing to do, and should be done now. I am writing all of your neighbors up there.

Yours sincerely,

Ed Fletcher

EF M

Not reviewed after transcribing.

(over)

Long Beach 6/1/41

ED FLETCHER COMPANY

CUYAMACA WATER COMPANY

Mr Fletcher

Dear Sir,

This letter noted, and I am unable at this writing, to know whether or not we should have this, Road Work started at this time.

I will be down to the Property on June 23rd for a period of ten days, and while there will look the situation over and contact Mr. Till and others if possible and advise you with the least possible delay.

It is my hope, however, that this is a very good time, to have this started, with Man Power, Costs, Etc, the way they are, But if the others concur, I of course will not be the hold out.

Hoping this will be satisfactory to you, at the present, I try to remain

Yours Truly
Joseph P. Larsen

Not reviewed
Administrative

Shoreline Planning Association of California, Incorporated

GEOFFREY F. MORGAN, PRESIDENT

~~SANTA MONICA CALIFORNIA~~

11016 Santa Monica Blvd.
West Los Angeles, California

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GLANTON REAH, TREASURER
CHAMBER OF COMMERCE, HERMOSA BEACH

D. W. CAMPBELL, FIRST VICE PRESIDENT
CHAMBER OF COMMERCE, SAN DIEGO

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B. R. GREIG
506 WILCOX BLDG.
LOS ANGELES

June 27, 1941.

Honorable Ed Fletcher
Senator, San Diego County
1020 Ninth Street,
San Diego, California.

Dear Sir:

The time has finally come when you should write Governor Olson urging his signature of AB 2022, which appropriates \$300,000 of the increased oil royalty funds so they would not be frozen.

Also, AB 1327 is the \$500,000 bill and should be signed immediately so that the money will become available at an earlier date.

Will you please see that individuals, groups and organizations in San Diego County do the same?

I take it you will do this at once in as much as it is to your interest to do so.

Sincerely,

Geo. P. Larsen

Geo. P. Larsen
Los Angeles County Chairman
SHORELINE PLANNING ASSOCIATION

GPL/mf

March 15, 1924.

Senator C. J. Laughren,
Los Angeles, California.

Dear Sir:

Regarding the San Diego County proposition that we were discussing in Los Angeles - in a general way marked out as per map herewith attached, will say it consists of roughly 20,000 to 25,000 acres. Part of it is government land that can be taken up under the Stone and Timber Act at around \$3.50 to \$5.00 an acre if it is more valuable for stone than it is for grazing; otherwise we can scrip it for \$7.00 to \$7.50 an acre providing we can secure enough California scrip.

Roughly, the following to be the prices: 1500 to 2000 acres around Cuyamaca Lake - \$65 an acre. You can take the above or not, just as you please. About 8000 acres would cost you \$60 an acre. About 5000 acres more - \$30 an acre; and the balance, an average of \$10 or \$15 an acre. This would include a number of ranches that are partially improved, including a couple of apple orchards.

There are four or five nice little valleys on the property and three running streams the year around, stocked with trout. There are three or four ideal dam sites and reservoir sites also on the property.

I personally control about 9,000 acres of land in this tract, and would have to be given a little time to tie up the others in a quiet way without letting them know what is going on. That has been my business for years. I have been president of three water companies that have within the last six years built five dams in this county, and I acquired all the riparian rights on the San Luis Rey River from Henshaw Dam to the ocean - 54 miles - and for twelve miles on the San Diego River from Lake Hodges to the ocean. I feel I know how to go at this in the right way to acquire the properties not under my control in a quiet way that will bring the best results.

There is no more beautiful spot in my opinion in California. The land ranges in elevation from 2,000 to 6,600 feet among the oaks and pines. You get a magnificent view from the top of Cuyamaca Peak of the Salton Sea and Imperial Valley, the table mountains of Mexico, and the Sierra Nevada Range to the North, as well as San Diego

Page Two

and the Pacific. This is the best country for the shooting of mountain quail and valley quail in California. It is an ideal deciduous fruit country, and the best apples in California are raised in this vicinity and on this property.

The average rainfall between 2,000 and 3,000 feet elevation is 25 inches; between 3,000 and 4,000 feet, 30 inches, with a little snow; between 4,000 and 6,600, 37 inches, and about 40 inches of snow annually. However, the snow is very seldom over a foot in depth at any one time, and excepting on the mountains, it goes off in a few days. But ordinarily there is snow on the mountains three or four months of the year, which gives perennial springs, and feeds the living streams of water that flow through this property.

There would have to be reserved at least one or two roads through the property, but an adjustment as to location could easily be made mutually satisfactory.

Cuyamaca Lake, three and a half miles in length, has the finest trout fishing and duck shooting in any lake in Southern California. It is nearly a mile high among the mountains.

Making a wild guess as to farming lands, would say that probably six or seven thousand acres is tillable out of the entire tract. In the higher portions there is so much rain that the meadows of wild timothy are not the best for agriculture, and we plant all our orchards on the higher elevations on the side hills.

There are four or five thousand acres of this tract on which there is beautiful oak and pine timber, with a reversionary clause which we voluntarily signed, giving to the United States Government the property in forfeiture if we cut any timber except with the consent of the Government forester in writing. However, the reservation calls for the right to clear any lands necessary for the building of homes, roads, or orchard planting, and you will have no trouble in getting the consent of the United States forester in writing to clear any amount of trees for agriculture where the land is more valuable than for timber. The idea is to preserve the trees more for park purposes and to protect the watershed, excepting where it is more valuable for agriculture than for the raising of trees.

You can develop on this property all the electricity that you ever want for your own purpose. There are a number of power possibilities, and in addition thereto,

within two miles of this property we are now making arrangements with the Byllesby people of Chicago through their local representatives here for the installation of a power plant that will develop 1,000 to 1,500 horse power of electricity. If you build your own plant it would mean the construction of storage dams and turning the water out during the summer months continuously for a sustained power development. If you only wanted a couple of hundred horse power of electricity you could easily develop it on your own plant ten months out of the year by the normal flow of the streams. You would get the benefit of our flood waters coming from Cuyamaca Lake, which we turn out in the summer to supply our irrigation below, as the water from Cuyamaca Lake runs through this property that I am offering to you for sale.

The elevation of Cuyamaca Dam is 4,762 feet, and for several miles the water of Boulder Creek which carries the Cuyamaca Lake water, runs through this property, but the stored water which belongs to The Cuyamaca Water Company could not be transferred with its flow, excepting that you might develop power for your own use, so long as you did not transfer with its continued flow.

The prices above mentioned are net, and my suggestion is that if you are interested that you send me a check for not to exceed \$10,000, and I can tie up under an option, these properties for three to six months. It would take at least three months to get these options on all these properties judiciously, and at the least expense possible.

If you desire more farming property, there are lands adjoining which will give you all the farming land that you want, but these lands that I have in mind particularly, are on the West slope of our highest range of mountains, and no more picturesque country in Southern California is to be found.

Your principals should come here, give it the "once over" with me, and I am sure if in general, he likes the situation, that we can deliver the goods and get him what he wants and at a fair value. Give me a week or ten days' notice if your principal is interested and intends to come to San Diego.

I would like to have you ask Messrs. Thompson and Lee, who have today made the trip through the property to tell you of our Pine Hills Inn which I own, and is adjoining the property that I am offering you for sale. I have a fifty-five

acre apple orchard there of my own, and it is what I think as attractive a place as there is to be found, and the gentlemen mentioned above, I believe will vouch for it.

The tremendous advantage of this property is that there are two paved highways nearly completed - one on the North and one on the South - to the property on either side, and within three or four weeks the paving of the complete circuit - 130 miles - will be completed. I have been for years a member of the County Highway Commission of this county, and am familiar with the plan of the Board of Supervisors. It is only a two hours' drive by automobile to the property today over good roads.

Cuyamaca Lake is one of our famous attractions. As an investment this property has a value for the future irrespective of any plan of yours as a playground, and I do not know where in Southern California that amount of land under like conditions can be acquired for the price.

Following are my references:

Mr. G. A. Davidson, President Southern Trust & Commerce Bank, San Diego.
Mr. M. T. Gilmore, President San Diego Savings Bank, San Diego.
Mr. Frank Belcher, President First National Bank, San Diego.

These three men have known me for thirty odd years.

I also refer you to Charles F. Stern, Vice-President of the First National Bank of Los Angeles, and to Dunn and Bradstreet

Yours very truly,

EF:AH

June 30, 1916.

Mr. Oscar Lawler,
524 Security Bldg.,
Los Angeles, Calif.

Dear Sir:

Answering yours of June 29th, will say that I don't know what is the matter with this man Clements. I made a definite settlement with him in Washington of \$1000 for his services, agreed to pay him, and the final payment of \$500 has been sent him today. I arrived home yesterday.

It is hard for Mr. Clements to believe that I have to do exactly what James A. Murray tells me to, but such is the case, and I have followed his instructions to the letter in this matter. Mr. Murray failed to meet me in Chicago, as agreed, and I just received a telegram from him on other matters from Butte, Montana. I can make no further arrangements with Mr. Clements without Mr. Murray's sanction.

With kind personal regards,

Yours very truly,

UYAMACA WATER COMPANY,

Manager.

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F-3

Ed Fletcher
Fortieth District

Home Address:
1020 Ninth Ave.
San Diego 1, Calif.

Sacramento

June 10, 1944

Mr. J. Gregg Layne, President
Historical Society of Southern California
Los Angeles, California.

My dear Mr. Layne:

Our mutual friend, Lt. Governor Houser, showed me the book, entitled "Lincoln-Roosevelt League". Please let me have a copy of the book, with your autograph, and whatever the expense is I will be glad to pay it.

I congratulate you on the splendid way in which you have handled the matter.

Kind personal regards.

Yours sincerely,

EF M

Mildred: Put this in my history file for future reference.

I am mentioned in the book.

E.F.

September Thirteenth,
1 9 2 9

Miss Alice Lee, Pres.,
Community Service,
645 "A" Street,
San Diego, California.

My dear Miss Lee:

As you are President of the Community Service I am enclosing copy of letter I have written the State-County Parks & Beaches Association also copy of letter to Mr. Deering for your information.

My interest in this matter is as follows:

First: I want to see fair play.

Second: This controversy is stopping a most needed improvement with an expenditure of a half million to a million dollars which is needed in that section so much at this time.

Third: There seems to be an understanding between the Supervisors whereby each Supervisor dictates certain policies in each Supervisal district and the others stay by him.

I was informally informed by three of the Supervisors - not Mr. Hastings - that if it was a condition in the new deed that the old right of way was to be abandoned and there was no other consideration, then in that case the old right of way should be abandoned. This has always been done in the past. I can give you dozens of instances.

I have only a small interest in the property owning \$15,000 of stock while the entire stock issue, I believe, is something like a half million dollars..

Our first knowledge that the old highway had not been abandoned was when we commenced to build a temporary

#2 Miss Alice Lee

10-13-29

bath house which encroached on the old highway. The District Attorney, Mr. Lovett, at the suggestion of Mr. Hastings, wrote a letter notifying the Rancho Santa Fe Corporation to stop.

As this agreement was entered into in 1926, as the property owners completed their part of it by giving a grant deed at that time and as no map is before the Board of Supervisors for their approval at this time according to the ordinance passed a year later in 1927 by the Supervisors re protecting the beaches, it seems to me far-fetched that any opposition should arise and that you should try and force a new condition into an old contract of 1926.

I have been told that Mr. Hastings asked your Secretary, Mr. Deering, to intervene in his behalf.

When I put this question to Mr. Deering he neither confirmed nor denied it. What he did do was to, as you know, send out a resolution and a statement and map pertaining to the question and asking the approval from the members of the association without presenting all the facts.

I do not feel that your association must or should go to the extreme it has in this case in the interests of the public. It not only means the loss of the influence of a large number of Los Angeles business men in the development of San Diego County but it means delay in development of this county, hard feeling and a sense of taking an unfair advantage of an error made by the State of California. in not abandoning the old right of way in 1926 as pledged.

If your association maintains your present attitude, I can only see endless litigation here for which I am extremely sorry.

I am writing this letter to you in a personal way and to let you know how I feel in relation thereto.

It is nearly a week since I have written to Mr. Deering and as yet have received no reply. I only ask that our

side of the question be presented fairly to the members of the Association as my letter indicates, allowing Mr. Deering to present his side of the question, side by side, with our statement of facts.

I regret that he has taken this attitude.

Yours very truly,

EF:GMF

#267

San Diego, California.

March 7, 1917.

Mr. Louis Leonard,
ESCONDIDO, CAL.

Dear Sir:-

We are getting our road rights of way for the Escondido-Del Mar road pretty well cleaned up and I am anxious to know whether you have heard anything from Mr. Meade. he being one of the two that I have not yet heard from. Will you write me at your earliest convenience and let me know how the situation stands?

Yours very truly,

TPE:K

#267

SAN DIEGO, CALIFORNIA, December 20, 1917

Mrs. Lane Leonard,
Crescent Valley,
Escondido, Calif.

Dear Madam:-

Will you kindly write me a letter along the lines of our phone conversation today and advise the conditions under which you would be willing to grant a road right of way across your property. I would like to know exactly what your wishes are in the matter so that I could work along those lines in perfecting the right of way.

Thanking you for any interest you may show in helping me in this matter, I am,

Yours very truly,

924 Eighth St.,
San Diego, Calif.

Engineer.

May 25, 1914.

Mr. Simon Levi,
San Diego, Calif.

My dear Mr. Levi:

Enclosed find report of the hearing of the Cuyamaca Water Company case before Mr. Eshelman Saturday. This is an admission on the part of the Railroad Commission that in establishing a valuation of the Cuyamaca Water Co. case last year, they made an error in not giving us a valuation for our water rights, intangible values, etc. The Supreme Court, in a recent decision, has declared water rights have a value and must be taken into consideration.

In the matter of the valuation of the Spreckels system, my understanding is that the value of water rights was not taken into consideration, and if they were, the value would undoubtedly be in excess of four millions of dollars. The Cuyamaca Water Company filed on June 1, 1910 and have consistently maintained those water rights ever since, carrying out in detail our attorney's advice to protect our interest and hold our water filings according to law.

Admitting for argument's sake that the city of San Diego has a prior right to the water of the San Diego River, yet you can readily see that our water filings are several years in advance of any other filings on the River, particularly those filings of the La Mesa District. In the acquisition of our system by the city, you will acquire these water rights of ours, and you will have not alone your

Mr. Simon Levi

-2-

claim under your own pueblo rights, but our fillings of June 1, 1910, backed up by our actual diversion and maintenance according to law.

In our offer to the city, we did not include the Cuyamaca system for the reason that we felt that you as well as ourselves would like to get from the Railroad Commission a decision giving physical valuation on our property. This question will probably be settled within a few weeks, and at that time, when a decision is rendered, if the city cares to take over the Cuyamaca system along the lines talked of heretofore, satisfactory arrangements without the necessity of a bond issue will be made with the city.

When we have completed our diversion and constructed our reservoirs, there will be very little water, if any, left to put into any dam that the La Mesa District may build. We are positive that our water rights are valid, subject to any rights the city may have, and it will only be a matter of paying damage if it can be shown that we are damaging any of the riparian owners below. If the city steps into our shoes, they will have many advantages over any claim of the La Mesa District to the waters of the San Diego River, and in addition, get a going concern with a revenue assured of \$100,000 to \$125,000, and in addition, be able to control and utilize all the flood waters thru our system that now go to waste to the ocean.

Very truly yours,

K
FK

Los Angeles Aug 14

Mr Fred Fletcher
San Diego. Cal.

In re. estate of J. J. Walker, Deed.

Dear Sir. Will you kindly give me the value of the interest of Mr Walker in the following:
The Nute & Lohing land being the W 1/2 of NE 1/4 of Sec 1. Block 24. Tract 1749. Dolans Beach \$5000.00 (nothing paid)
Lots 8 & 9 Block 1 - Tract 1749 " - Price \$3000.00 (Paid \$2000.00)
Lots 10-11-12. Do. " - Price \$3150.00 (Paid \$2500.00)

According to the inventory the above listed property was purchased on Contract with various amounts unpaid. What I would like to have is the present market value of the land in each case so that I can figure the equity. I understand of course that unless the land could be sold at an advance there would be no equity in the 1st, 2nd & 4th parcels. No payments having been made on the contract.

I also note that you are purchasing the E 1/2 of Lot 4 & 1/2 of Lot 6 Sec 6. for the sum of \$2000.00. What equity has the estate in the balance of this piece and what is it worth per acre. Also the 1/2 of Lot 6.

Your assistance will be of great help in making the appraisal of this estate and any information which you can give me will be greatly appreciated

Yours truly
H. C. Lichtenberger, Appraiser
1121 Sun Finance Bldg
L.A.

Legal description

Telephone
met 3621
1003

John L. Flynn

Sun Finance Bldg

10th floor Atty Genl

$1\frac{1}{2}$ of 4 = 5000 * Bank

$E\frac{1}{2}$ " 4 + $S\frac{1}{2}$ - 6 - 2000

* Cleveland * Co -

what is equity with edge
PK 1333.

Lots 8 & 9 Blk 1 want acreage
& valuation with improvements

also Lots 10-11-12 Blk 1

acreage improvements &
value -

August 24, 1926.

Mr. H. C. Lichtenberger,
1121 Sun Finance Building,
Los Angeles, California.

My dear Mr. Lichtenberger:

Answering yours of the 14th, the
Nute and Loring land is worth today roughly ten
to twelve thousand dollars. There is a mortgage
against it of approximately \$8000.

Regarding Block 24, there are 54
acres in this tract, but Mr. Walker only purchased
five acres from me and paid \$5000 for it three
years ago, planting it to Avocados himself. This
land today is worth from \$2000 to \$2500 an acre.
I understand it has been sold at around \$2500 an
acre, or can be sold for that figure.

Regarding Lots 8 and 9, Block 1, I
sold same for \$3000 for the two. There are 2.02
acres in Lot 8 and 2.20 in Lot 9, but the easterly
end of it is over in a canyon.

Most of these lots are planted to
avocados. I would say a fair price on this property
would be \$1500 an acre.

Regarding Lots 10, 11 and 12, Block 1,
I sold the three lots for \$3150. A larger part of
the easterly end of 10, 11 and 12 is over in the
canyon, but a good share of it is planted to
avocado trees. There are about seven half acres
in this tract, and I would say a reasonable price
would be around \$1250 to \$1500 an acre.

All the property is still in my name
excepting the Nute and Loring land, which is in the
shape of a mortgage.

Regarding my purchase from Walker of the east half of Lot 4, Section 6, will say I paid \$2000 for it and have paid in full, including the payment of \$666.67 due on December 4, 1926, which was credited on June 4, 1926 to Walker's account. Inclosed find statement of Walker's account with me, showing credit. If the administrator will not allow this \$666.67 as a credit then the Estate has an equity of \$666.67 as you state. But in that case, the Estate will owe me \$1492.95 on open account instead of \$826.26 as per statement herewith inclosed.

I hope this information is satisfactory and explanatory. Don't hesitate to call on me at any time. If you go to Solana Beach to personally inspect the property our Mr. G. B. White will show you the property. I am inclosing herewith map.

Yours very truly,

EF:AG

cc. Mr. John Flynn

C
O
P
Y

8-14-50 (68)

August 22, 1950

Dr. C. W. Lieb
Solana Beach, California

Dear Sir:

The Board of Supervisors has received a letter from C. H. Salyers, Chief of the Building Inspection Division, reading as follows:

"We received a complaint that commercial fishermen were using the beach in the R-2 zone of Solana Beach for commercial use.

Upon investigation we found several commercial fishermen were leaving their boats on the beach. The boats were empty and clean. There was no evidence of commercial activity on the beach.

It is our opinion that the zoning ordinance is not being violated."

Mr. Salyers informs our office that his letter refers to a complaint which you made to the County Planning Commission and that the matter is to be investigated further.

Very truly yours,

T. H. SEXTON, County Clerk
and ex-officio Clerk of the
Board of Supervisors

By /s/ Marie Nasland
Deputy

vr
cc: C. H. Salyers

Vernon Dade

August 30, 1950

Dr. C. W. Lieb
Solana Beach, Calif.

Dear Sir:

This is in answer to your request for information regarding an alleged zoning violation in Solana Beach.

If any one is carrying on a commercial activity in the R-2 zone in Solana Beach, it is a misdemeanor according to the zoning ordinance. Any citizen can file a complaint in the Encinitas Justice Court at Solana Beach against any violator of the zoning ordinance.

In regards to the alleged violation of commercial fishermen using the beach at Solana Beach for commercial purposes, the matter is entirely out of our hands. We sent a report to the Board of Supervisors of this matter and the Board ordered no action to be taken by the County.

If you or any one have evidence of violation of the zoning law, we would suggest that you file the complaint in the Justice Court. If you choose to do this we will be glad to furnish the Judge authentic copies of the zoning ordinances for that District.

Sincerely,

CHARLIE H. SALYERS, Chief
Building Inspection Division.

CHS/bfb

LIFE

TIME & LIFE BUILDING
ROCKEFELLER CENTER
NEW YORK 20

August 31, 1953

Colonel E. Fletcher
Ed Fletcher Company
1020 9th Avenue
San Diego, California

Dear Colonel Fletcher:

This is probably the first time anybody ever sent me flowers for having made a mistake -- but any time you want me to leave you out of an ad and reward me with such a beautiful gift, just say the word!

My wife and I have just put in eight days of fishing in Canada, and we are so broke that we could probably not afford Del Mar -- but certainly do hope to visit San Diego one of these years, and when we do, we'll expect your key to the city hall.

Meanwhile, if you know my friend Mr. Bill Knibbs of the National Life of Vermont (like you, a transported New Englander and a great San Diego booster), please tell him that we feel his future is safe out there if he just leaves it up to you to run the city.

And if you and Mrs. Fletcher, in your trip to New York, manage to get to Rockefeller Center, John Marin and I would be honored to be able to show you some of our own brick and cement scenery.

Sincerely,

Wm H Scherman

Wm. H. Scherman
LIFE Promotion

WHS:mb

C
O
P
Y

LIFE

STATLER CENTER
LOS ANGELES 17

ADVERTISING DEPARTMENT

February 18, 1953

Dear Mr. Fletcher:

Walt Scott and I were delighted to hear from you, and one of these days we hope to be able to join you in "taking home a mess of trout".

No definite date has yet been set for the story "What Happens When LIFE Hits San Diego". It will probably appear within the next six weeks according to early plans.

This is not exactly a story on prominent San Diego businessmen, but rather an expression of a cross-section of all San Diegans, most certainly including businessmen and developers of the area such as yourself. At this moment, we are not certain who will be featured in the story, but no one has touched your record of progressive thinking for San Diego.

I heard from Kim - in Acapulco no less - a few days ago, and I am hoping that he will visit our city again soon.

Thank you again for your letter. And would you be kind enough to pass along my very best wishes to your wife, and to Mr. Charles Fletcher.

Very sincerely,
John Marin
John Marin, Zone Mgr.
LIFE Promotion

Mr. Ed Fletcher
Ed Fletcher Co.
1020 9th Ave.
San Diego 1, Calif.

JM/jc

May 1, 1916.

Mrs. Julia Liffreing,

El Cajon, Calif.

My dear Mrs. Liffreing:

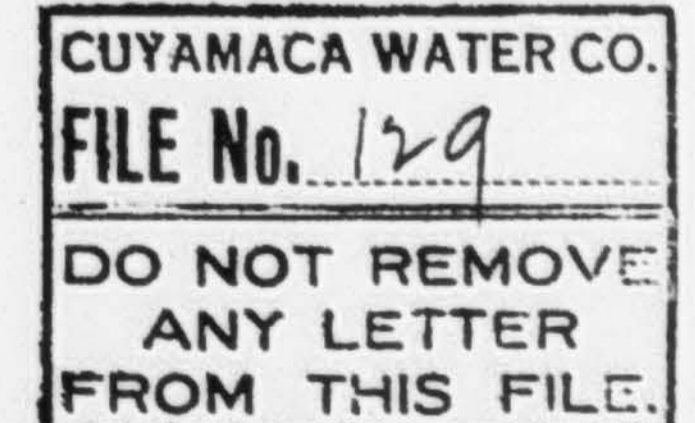
Answering yours of the 28th, will say that I expect the city in two or three weeks to stop taking water from us, and I hope then that we will be able to notify the consumers that we can make up to them the shortage.

Yours very truly,

CUYAMACA WATER COMPANY.

Manager

F-S



August 20, 1941

Mrs. Emma Loebenstein
1087 Myrtle Way
San Diego, California

Dear Mrs. Loebenstein:

This will acknowledge receipt of \$100.00 option money for the purchase of that certain piece of property in the Northwest 1/4 of the Northwest 1/4 of Section 22, Twp. 16, South, Range 1 West, SBM, San Diego County, California, marked in green on the map hereto attached, the price being \$800.00 cash, and the balance, i.e. \$700.00 to be paid on or before 180 days from date, with interest on deferred payments of 6% to date of payment.

You are also to have an easement and right of way over the road marked in yellow along the westerly line, with outlet to Fuerte Drive.

The property is to be surveyed and plat made, and permanent stakes put in by a licensed surveyor. We know that the South line is 173 feet long and the west line is approximately 160 feet.

A six-inch cast iron water main is being installed on Fuerte Drive at our expense, where a connection can be made by you through the La Mesa, Lemon Grove & Spring Valley Irrigation District.

The usual restrictions and conditions will apply as in all deeds. The plans and specifications of buildings must be first approved in writing by the Grossmont Park Company, however, we are primarily interested in exterior plans of the building.

A policy of title insurance will be furnished showing the property is free and clear of encumbrances, excepting easements and rights of way of record and subject to the lands being within the boundaries of the La Mesa Irrigation District, and any taxes due but not delinquent, in the name of the Grossmont Park Company. Taxes are to be pro-rated as of this date.

Time is of the essence re: this option, and if the balance of the payment is not made as agreed, any money paid shall be considered liquidated damages at the option of the seller. It is mutually agreed that this agreement shall not be recorded.

Yours very truly,
GROSSMONT PARK COMPANY

By ED FLETCHER

THE ABOVE IS MY UNDERSTANDING AND ACCEPTED BY ME.

LOEBENSTEIN

Sciot's
APPLICATION for MEMBERSHIP

July 30 1927

To the Officers and Members of San Diego Pyramid No. 32, A. E. O. S.
Brothers:

I am desirous of becoming a member of your Pyramid. If elected, I cheerfully promise to abide by the Constitution, Laws and Regulations of the Supreme Pyramid, A. E. O. S., and the By-Laws of your Pyramid.

My full name is Charles A. Lindbergh

I was born at Detroit Michigan

I was born on February 4th 1902

I reside at Lambert Field, Anglem (St. Louis Co.) Missouri

I am Aviation Pilot

My business address is Lambert Field, Anglem, Missouri

I was made a Master Mason in the month of January
in Keystone Lodge, No. 243 State of Missouri

I am a member in good standing of Keystone Lodge, No. 243
at St. Louis State of Missouri

Have you ever presented a petition to any Pyramid, A. E. O. S.? no

If so, when and to what Pyramid? _____

Have you ever been rejected or suspended by any Pyramid, A. E. O. S.? no

If so, when and by what Pyramid? _____

Do you know of any Masonic, legal or moral reason which should prevent you from becoming a Sciot? no

Will you endeavor to visit the Blue Lodge of which you are a member, or a Lodge within the jurisdiction, at least once a month? yes

Signature Charles A. Lindbergh

Mailing Address Lambert Field

Town or City Anglem (St. Louis Co.) Missouri

Recommended by Sciot W. Mc Hubbard (on 200)

Elected _____ Initiated _____ Size of hat 7/8 Fez _____

Initiation fee of \$41.00 must accompany application, and covers Initiation Fee, Dues up to September 30th, of current year, Fez, Emblem Pins, Identification (business) Button, Per Capita Tax, Membership in Widows and Orphans Fund, Welfare, Relief Fund, and it is forfeited if applicant is not initiated within one year from date of election. And which also includes 50c for yearly subscription to "Sciot's Bulletin", and \$1.00 Supreme Pyramid and Children's Home Fund assessment.
(OVER—Other side must be filled out.)

July 15, 1922.

280-21

Mr. William Lombard,
4304 Park Boulevard,
San Diego, Calif.

Dear Sir:

A member of the State Board of Control has asked me to get a price on your holdings adjoining the Normal School, as it is proposed to buy this property and make it a part of the state grounds. Will you kindly make me a price on the triangular piece of property that you own just east of the Normal School building? I do not care to make any commission. The price will be net to you, and I will try and get the Legislature to include an appropriation to buy your property.

Will you please let me hear from you at an early date as to what your lowest price is for the property is sold to the State of California for cash?

Yours very truly,

EF:AH

Original sent to Edgerton Shore.

San Diego, California.

July 17th, 1922.

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

Dear Sir:

In reply to your letter of the 15th inst. relative to my selling the property that I own adjoining the State Normal School grounds in San Diego, California, I wish to say:

That almost a year ago I wrote to the authorities of the State of California about their purchasing this property as I told them that if they did not wish to purchase the same I was going ahead and improve the property.

I received a letter in reply saying that they did not wish to purchase any more land.

Then I went ahead and made arrangements to put up an apartment house building with stores on the ground floor and have the wall in for one store and have purchased about \$2500.00 worth of materials which I now have on hand.

I now have my store upon the property and also the battery station which is operated by myself and my son. This property is now making money for both of our families in addition to the improvements that I now have under way as I mentioned above.

I will not sell this property to anyone and do not wish to sell the same but if the state will force me to sell the same I am willing to dispose of the property for \$50,000.00.

This property was purchased for myself to keep as I have been able to regain my health living there and desire to keep it.

Wm. Lombard

August 16, 1916.

Mrs. Frances J. Lounsbury,
1520 Grove St.,
San Diego, Calif.

My dear Mrs. Lounsbury:

After an investigation of your house at Grossmont, I find that I can duplicate same today for \$2880, in all its essentials. There is some work that you have had done that conditions did not warrant, and adding \$900 as the price of the lot, it makes the total valuation of your property now \$3780.

In regard to Mr. Fletcher's house and lot, this stands us in actual cash \$4154, and we bought all the material at wholesale prices. There was no contractor's profit, and the lot is easily worth \$2000. You are well aware that the banks of this city only loan 40% of the valuation of property in San Diego, and the San Diego Savings Bank now has a mortgage of \$3000 on this property, which can run any reasonable length of time.

I submit you the following offer: I will deed you the Fletcher house, subject to the \$3000 mortgage. I will also deed you Lots 5, 6 and 7 of Block 110 of University Heights, subject to the road bond assessment, for a deed to your house and lot at Grossmont free and clear of encumbrance. The three lots in University Heights are just off of El Cajon Avenue. The

230-2

August 1 1922

Mr. Baron Long,
Grant Hotel,
San Diego, Calif.

My dear Mr. Long:

Enclosed find copies of letters in regard to the bond issue in Arizona which are for your information, but to be kept confidential.

The Hotel Men's Association, the Chamber of Commerce; and the Merchants Association must all get together and lay out a comprehensive plan of putting this thing thru to completion. May I have your co-operation, and at an early date can we meet with the Directors of the Chamber of Commerce to discuss the matter?

Sincerely yours,

RF:KIM

street is graded and sidewalked.

If you wish to take over both the Fletcher house and the 100 x 100 lot at Third and Ivy, this property being subject to a mortgage of \$3000, I will deed you the same for a deed to your Lemon Grove and Grossmont property.

I do not think you appreciate the full value of the property at Third and Ivy. Its only value is for a fine apartment house or hotel. And built up three or four stories high it would give a commanding view that never can be cut off down the canyon to the ocean. It is within two blocks of three main carlines available, and some day will be a valuable piece of property for this reason.

If you want to take both of these properties, I will guarantee that you will not be asked to pay either mortgage for three years.

Yours very truly,

F-S

H. L. LOOMIS

F. B. LOOMIS

Loomis & Loomis

Cleaners

619 SECOND AVE. NORTH

FARGO, NORTH DAKOTA

May 8th. 1916

Cuyamaca Water Co.
San Diego, California
Gentleman:-

RECEIVED
MAY 15 1916

Within you will please find check for \$10.80 as per the enclosed card. We understood that the water was off in March and that there would be no charge for that month. Kindly advise us in regard to this.

Yours very truly

Loomis & Loomis

By *S. B. Loomis*

CUYAMACA WATER CO.
FILE No. 129
DO NOT REMOVE
ANY LETTER
FROM THIS FILE.

May 15, 1916.

Mr. S. B. Loomis,
619 Second Ave., North,
Fargo, N. D.

Dear Sir:

Answering your letter of May 8, 1916, relative to the water being turned off the main flume during the month of March, beg to say that it was the month of February when there was no water in the flume. As to there being no charge made for that month, this matter is entirely up to the Railroad Commission, and whatever they determine why of course this company will abide by, and each consumer will be treated alike.

So far, practically all the consumers have paid their bills in full for this particular month, while a few of them have paid under protest. We trust this will be satisfactory to you.

We are enclosing herewith receipt for the months of March and April, amounting to \$10.80.

Yours very truly,

CUYAMACA WATER COMPANY.

CUYAMACA WATER CO.
FILE No. 129
DO NOT REMOVE
ANY LETTER
FROM THIS FILE.

Secretary

M-8

copy

W. D. LOVELL
1415 8TH STREET SOUTHEAST
MINNEAPOLIS, MINNESOTA
PHONES: N.W. EAST 692
T.S. SPRUCE 241

Minneapolis, Minn.
Nov. 7, 1912.

Mr. M. Fletcher,
San Diego, Cal.

Dear Sir:-

Will you kindly send me a sketch map of San Diego County and mark thereon the land now owned as Reservoir Sites by Mr. Henshaw and also mark thereon the land from which he has the Riparian Rights.

In explanation of this request: I want to make a study of the whole project and lay out a plan which we can show to be feasible and the cost of which is not prohibitive.

The plan as outlined to me by Mr. Post last May is as follows:-

(A) Build a dam on Warners Ranch, store the runoff of San Luis Rey River in Warners Reservoir;

(B) Divert the water stored in the Warners Reservoir to the Pamo Reservoir by means of a conduit 10.3 miles long, and enroute drop the water a vertical distance of 1500 feet onto water wheels and thus develop electric power.

(C) Build a dam on the Santa Ysabel and form the Pamo Reservoir; use this reservoir to store the flow of the Santa Ysabel River and that water sent down from the Warners Reservoir during that part of the year when irrigation water is not being used.

(D) Carry the water from the Pamo Reservoir by means of a conduit 20 miles long to the San Clements Reservoir.

(E) From the San Clements Reservoir, water is to be distributed to the lands of the Linda Vista Mesa for irrigation and to points along the coast for domestic supply. So far as the promoters of this project are concerned, it ends with the San Clements Reservoir. The method and cost of distribution of water will be an important factor in the determination of the value of this property.

(F) Additional storage may be had by building two of five reservoir; these five are as follows: Black Canon and Sutherland on Santa Ysabel Creek, Matfield and Ramona on Hatfield Creek and Santa Maria on Santa Maria Creek. Of the five the most feasible and practical in the opinion of the promoters, are the Sutherland and Santa Maria. A diversion conduit called the Black Canon Conduit, five miles long will be necessary if these reservoirs are built.

Mr. M. Fletcher.

-2-

(C) If the Sutherland and Santa Maria Reservoirs are constructed as suggested in "F", some power could be developed at a point between the Santa Maria Dam and the Pamo Conduit, the drop being about 400 feet.

I have never been satisfied that this plan is the best one for the reason that I was not in possession of sufficient data to judge. I now want to satisfy myself that the plan outlined by Mr. Post is the best one. At the time I talked with Mr. Post he had other plans in the back of his head, and in addition he was debating as to the advisability of excluding some of the features in the project.

You are familiar with local conditions, having lived in San Diego County long years; you know the mountains, and roads; You know the water sheds and the passes; You yourself have suggested other uses for the water, than that outlined to me by Mr. Post.

Two heads are better than one. This problem will finally come up to me for final decision. Therefore, I want all the information and suggestions I can get and give you this notice as to the study I will make so that you can be thinking along similar lines. I solicit your co-operation.

As I understand Mr. Henshaw, there is no need of this work being done immediately and that before we can properly present the project to a purchaser, who will thoroughly investigate it, we must have additional data. *Viz Rain fall & Run off.*

While we are collecting additional data, I hope to evolve a general plan. This plan should not only serve our purpose but should be of great value to the man who constructs. Sooner or later that water is going to be conserved and before it is gone, a faithful study of the whole project must be made by one man.

I wrote to Mr. Post from Seattle on Nov. 2nd and mailed it in your care so that you could read it and know what data I need.

You now have some idea of the great lack of data on the project and can understand the great value of accurate, reliable and complete records. I want to urge you to help us get the data.

Yours truly,

W.D. Lovell

WDL:MM

WESTERN UNION

Form 2289

23

RECEIVERS NO.	TIME FILED	CHECK
		1

NIGHT LETTER

THEO. N. VAIL, PRESIDENT

About Sept 17-1913.

C. W. CO. FILE

SEND the following Night Letter, subject to the terms on back hereof, which are hereby agreed to

J. F. Lucey Co.
554 I. W. Hellman Bldg.
Los Angeles, Cal.

Referring your letter July 11 to Ed. Fletcher, can you locate for Cuyamaca Water Co a portable rig to put down ten or twelve inch casing through gravel and hard boulders depth of ~~XXX~~ forty feet, near Lakeside. Rig must be hauled over mountain road ten miles, and should not have wheels wider than ordinary wagon. Important to secure results and rig must be first class with competent men. Want to get a rig on board cars within twenty four hours. Am wiring Mr. Chase as suggested in your letter.

William S. Post.

Charge Cuyamaca Water Co.

THE AMERICAN RED CROSS
SAN DIEGO CHAPTER



EL PRADO, BALBOA PARK
SAN DIEGO, CALIFORNIA
FRANKLIN 6678
P. O. BOX 1028

April 3, 1941

Hon. Ed Fletcher
State Capital
Sacramento, California

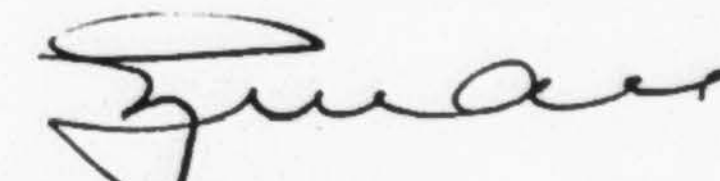
Dear Ed:

I am proud of you--I have read with much interest your rebuke to the labor union here which endeavored to coerce your vote.

One great trouble with this country today is that there are so many men who wish to perpetuate themselves in political office, and therefore consider themselves beholden to any cause conducive to their retention in office--glad to note your independence.

We are looking forward to your return, and in the meantime, with all good wishes,

Sincerely your friend,


C. W. Lyman

Ed Fletcher Papers

1870-1955

MSS.81

Box: 16 Folder: 37

General Correspondence - L - Miscellaneous



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