

June 27, 1929.

Mrs. W. J. Wise,  
3768 Birch St.,  
San Diego, California.

My dear Mrs. Wise:

After talking it over with my associates, I have been authorized to make a price of \$3,000.00 for Lots 447, 448 and the alley known as Lot 557 not already sold.

You can pay \$500 down and the balance on or before five years, a condition being that you clear up the land and plant it to avocados within one year from date. After it is all planted, I would like to make arrangements to deed you Lots 448, 447, 448 and the alley known as Lot 557 and take back a trust deed covering the deferred payments. We would have to have the usual restrictions and conditions that go with all lots.

Prices are materially increasing out there but I am making you this price on the understanding that no commission is to be paid to anybody.

If this offer is accepted, you may send a check for \$50.00 as evidence of good faith and pay the other \$250.00 the balance of the down payment within 60 days from date when a regular agreement will be entered into.

Yours very truly,

EF:KLM

CUYAMACA  
SOLANA BEACH  
FLETCHER HILLS  
PINE HILLS  
GROSSMONT  
AVOCADO ACRES

Ed Fletcher Company  
1020 NINTH STREET  
SAN DIEGO, CALIFORNIA

July 17, 1929.

Mrs. W. J. Wise,  
3768 Birch Street,  
San Diego, California.

My dear Mrs. Wise:

We wrote you under date of June 27th offering you Lots 447 and 448 and unsold portion of the alley known as Lot 557 for \$3,000, but have not yet had any word from you. As there are other people inquiring about these lots we would appreciate hearing from you one way or the other.

Yours very truly,

*E. Fletcher*

KLM

*Saturday Morning.*

*was away on business. However it has not turned out as expected. There for I am not in a position to bind myself to improve the above. so can not buy anything more at this time.*

*Wife say: I may wish later to build two houses on the lot I bought. and would like the alley (Lot 557) reserved, <sup>across 447-448.</sup> to give me an outlet. As it is entirely too steep to go out from the upper road. And just now I am contemplating*

building my home on those Rocks at the lower  
end of my Lot. Later perhaps building another  
on the upper end.

However as I see it. Why build back  
twenty feet from the front, as it obstructs  
no ones view, and the house faces so closely  
up to the hills, that there is no view any way  
why can not I set a house closer than  
the specified feet? It wastes so much  
ground and does no one any real good, nor  
harm to others.

Thanking you. Respt

Mr & Mrs W J Wise  
3768 Birch St  
City

July 27, 1929.

Mrs. W. J. Wise,  
3768 Birch Street,  
San Diego, California.

My dear Mrs. Wise:

We wrote you under date of June 27th  
offering you Lots 447 and 448 and unsold portion of the  
alley known as Lot 557 for \$5,000, but have not yet  
had any word from you. As there are other people in-  
quiring about these lots we would appreciate hearing  
from you one way or the other.

Yours very truly,

KLM

July 22, 1929.

Mrs. W. J. Wise,  
368 Birch Street,  
San Diego, California.

My dear Mrs. Wise:

Answering yours of the 17th will say I am willing to sell you the property and you need not make any obligation to improve same, just make a small payment down and if you want to make monthly payments, pay the balance out this way or so much a year, with 7 percent interest.

You should own the property rather than let someone else go in there.

Sometime soon I will go out and look the land over on the ground and we can then determine the location of the house. I want to accommodate all I can, on the other hand I do not want to make myself liable for a suit for damages by other property owners who bought under like conditions. It is a legal matter that I will have to have my attorney finally pass on, but if there is any way I can get around it legally and protect myself I will do it.

return mail.

Please let me hear from you by

Yours very truly,

EF:KLM

October 4, 1929.

Mr. W. J. Wise,  
3763 Birch Street,  
San Diego, California.

My dear Mr. Wise:

My secretary informs me that you called at the office yesterday regarding the private way between Lots 447 and 448, whether we could guarantee that this would be left open.

We have been paying taxes on this land in the private way for many years, and when the property is sold we will in all probability sell this private way with the lots, to be relieved of the burden of paying the taxes.

The best solution of the problem would be for you to purchase Lots 447 and 448, together with the private way, thus gaining control of this entrance to your lot.

Yours very truly,

GROSSMONT PARK COMPANY

By

KLM

October Eighth,  
1 9 2 9

Mr. W. J. Wise,  
San Diego,  
California.

Dear Sir:

I will give you two week's option to buy an undivided half interest in the unsold portion of Lot for \$50 on the understanding that there is a reservation made that it is to be open at all times for travel for the benefit of Lots 447, 448, and 449.

I will give you an option for \$1300 in the purchase of Lot 447 for two weeks from date on the basis of \$50 for six months option, \$50 in a year and the balance spread over a period of four or five years with 7% interest on deferred payments.

If you build a nice home out there I am willing to take a second trust deed in payment of both lots on terms mutually satisfactory, plans of the house to be submitted for my approval.

Both of these options to expire on two weeks from date.

Yours truly,

GROSSMONT PARK COMPANY

By \_\_\_\_\_  
President

EF:AK

October 31, 1929.

Mr. Wm. J. Wise,  
3768 Birch Street,  
San Diego, California.

My dear Mr. and Mrs. Wise:

What have you decided to do  
about Lot 447, Grossmont.

Yours very truly,

KLM

CUYANACA  
SOLANA BEACH  
FLETCHER HILLS  
PINE HILLS  
GROSSMONT  
AVOCADO ACRES

**Fletcher Company**  
1020 NINTH STREET  
SAN DIEGO, CALIFORNIA

October 31, 1929.

Mr. Wm. J. Wise,  
3768 Birch Street,  
San Diego, California.

My dear Mr. and Mrs. Wise:

What have you decided to do  
about Lot 447, Grossmont.

Yours very truly,

*E. Fletcher*

KLM

*Get Nov 2-29*

*Sir:*

*We are very sorry, but can not see our way safely thru. to undertake the added expense. For it is at present a problem to us - just how we are going to fulfill our present contract, about building. unless we can sell some thing which we now own. With sales so slow at present it is not very encouraging. Hoping to see our way out. between now and the date required in our contract. How-ever, may have to ask your leniency or an extension of time over-*

**SOUTHERN TITLE & TRUST COMPANY**  
940 THIRD STREET  
SAN DIEGO, CALIFORNIA

93786

December 2, 1930

Mr. William J. Wise,  
3768 Birch Street,  
San Diego, California.

Dear Sir:

Enclosed herewith please find grant deed from Grossmont Park Company to William J. Wise et ux. covering Lot 446 and portion of Lot 557 of Grossmont Park Subdivision No. 3, recorded in Book 1832, page 158, of Deeds.

Kindly acknowledge receipt by signing and returning to us the enclosed carbon copy of this letter.

Yours very truly,

O. D. Calkins  
Order Department.

fb

Received of the Southern Title & Trust Company the above described documents,

Date *Dec 8/30*

*Wm J Wise*

as to the Building. We want to build just as soon  
as we can sell some thing. Do not want to start  
unless we can go right ahead with it.

Thanking you for past

favours.

Mr and Mrs W J Wise  
3768 Birch St  
City

CUYAMACA  
SOLANA BEACH  
FLETCHER HILLS  
PINE HILLS  
GROSBENT  
AVOCADO ACRES

Ed Fletcher Company  
1020 NINTH STREET  
SAN DIEGO, CALIFORNIA

December 4, 1930;

Mr. William J. Wise,  
3840 Birch Street,  
San Diego, Calif.

My dear Mr. Wise:

Enclosed herewith find state-  
ment from the Southern Title & Trust Company showing  
your expense of showing the Policy of Title Insurance  
in your name and recording fees, amounting to \$10.40.  
You can pay this direct to them, or if you prefer  
send the money to us and we will take it down for you.

Also find statement from the  
Fidelity Mutual Corporation for \$2.50 acceptance fee.  
Please make your check for this amount payable to  
the Ed Fletcher Company, as we have advanced the \$2.50  
for you.

Yours very truly,

ED FLETCHER COMPANY

BY *A. L. May*

KLM

WILLIAM J. WISE

TO FIDELITY MUTUAL CORPORATION, DR.

OFFICE OF SECRETARY  
649 ~~SPRECKELS~~ SPRECKELS BUILDING

DR. CR.

To Acceptance of Trust Deed No. 511

\$ 2 50

(Lot 466, also por of 557, Grossmont Park Sub #3)

*Paid 10/16/30 Helen Jacob*  
*Paid by wire*

December 11, 1930.

Mr. William J. Wise,  
3840 Birch Street,  
San Diego, California.

My dear Mrs. Wise:

I took up with Colonel Fletcher the matter of charges relative to changing your contract to a Deed of Trust. As you would have to pay for the New Orner Insurance no matter when the Policy was issued he feels that you should pay this \$5.00, also recording, which is \$1.40. Will you please send us your check for this amount.

Yours very truly,

Grossmont Park Company

By

KLM

FORM NO. 41-B 10X 8-29  
3840 Birch  
**SOUTHERN TITLE & TRUST COMPANY**

940 Third Street Telephone Franklin 3151

SAN DIEGO, CALIFORNIA

William J. Wise

DATE 10-27-1930

ORDER 93786

YOUR No.

DESCRIPTION	Lot 446, part Lot 557, Grossmont Park Sub. No. 2.	OWNER	Wise
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POLICY OF TITLE INSURANCE	
NEW OWNER <del>TRUST</del> insurance	5.00
SHOWING TRUST DEED - <del>NOTICE</del>	2.50
CONVEYANCING	
ESCROW FEE	
ADVANCES:	
RECORDING DEED	1.40
TRUST DEED MORTGAGE	1.50
	<u>\$10.40</u>

TAXES

*\$6.40*

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 34 Folder: 29**

**General Correspondence - Wise, Mr. William J.**



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