Form No. 168.

THE WESTERN UNION TELEGRAPH COMPANY.

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the Company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Messages, beyond the amount of tolls paid thereon, nor in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission.
This is an UNREPEATED MESSAGE, and is delivered by request of the sender, under the conditions named above.
THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

(26)

26A SC RD 10 Paid

RECEIVED at San Diego Cal. 11 50 AM. 189

Dated Denver Colo Oct.18 1892
James P .Jones

To Prest Linda Vista Irrigation Dist
SanDiego

Have you received and answered my letter of October sixth.

W.C.Bradbury.

Form No. 2.

THE WESTERN UNION TELEGRAPH COMPANY.

THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

Receiver's No.	Time Filed	Check

SEND the following message subject to the terms on back hereof, which are hereby agreed to. Nov 7th 189 2

To W C Bradbury 55 Railroad Building
Denver Colorado

Would you prefer bidding on bonds at
Ninety - or cash

J P Jones

Part by Phillips

☞ READ THE NOTICE AND AGREEMENT ON BACK. ☜

Form No. 44.

NIGHT MESSAGE.
THE WESTERN UNION TELEGRAPH COMPANY.

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Night Messages, sent at reduced rates, beyond a sum equal to ten times the amount paid for transmission; nor in any case where the claim is not presented in writing within thirty days after sending the message.
This is an UNREPEATED NIGHT MESSAGE, and is delivered by request of the sender, under the conditions named above.
THOS. T. ECKERT, General Manager. NORVIN GREEN, President.

NUMBER	SENT BY	REC'D BY	CHECK
41A.	Fr.	Mc.	10 Paid Night

Received at San Diego Cal. 5:40 P. M. 189

Dated Denver, Colo., November 8th, '92

To J. P. Jones,

Prest. Linda Vista Irrigat
-ion District

Cannot answer for few days. Have you market for bonds ?

W. C. Bradbury.

W. C. Bradbury
Telegram Oct 18/92

Copy
Wm. C. Bradbury
Nov 7th 1892

ALL MESSAGES TAKEN BY THIS COMPANY ARE SUBJECT TO THE FOLLOWING TERMS:

To guard against mistakes or delays, the sender of a message should order it REPEATED; that is, telegraphed back to the originating office for comparison. For this, one-half the regular rate is charged in addition. It is agreed between the sender of the following message and this Company, that said Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery of any UNREPEATED message, beyond the amount received for sending the same; nor for mistakes or delays in the transmission or delivery, or for non-delivery of any REPEATED message beyond fifty times the sum received for sending the same, unless specially insured, nor in any case for delays arising from unavoidable interruption in the working of its lines, or for errors in cipher or obscure messages. And this Company is hereby made the agent of the sender, without liability, to forward any message over the lines of any other Company when necessary to reach its destination.

Correctness in the transmission of a message to any point on the lines of this Company can be INSURED by contract in writing, stating agreed amount of risk, and payment of premium thereon, at the following rates, in addition to the usual charge for repeated messages, viz, one per cent. for any distance not exceeding 1,000 miles, and two per cent. for any greater distance. No employee of the Company is authorized to vary the foregoing.

No responsibility regarding messages attaches to this Company until the same are presented and accepted at one of its transmitting offices; and if a message is sent to such office by one of the Company's messengers, he acts for that purpose as the agent of the sender.

Messages will be delivered free within the established free delivery limits of the terminal office. For delivery at a greater distance, a special charge will be made to cover the cost of such delivery.

The Company will not be liable for damages or statutory penalties in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission.

THOS. T. ECKERT, General Manager. **NORVIN GREEN, President.**

W. C. Bradbury
Telegram Nov 8/92

GENERAL OFFICES
ROOMS 55 & 56 RAILROAD BUILDING,
DENVER COLO.

W. C. BRADBURY & CO.,
RAILROAD CONTRACTORS.

Denver, Colo., Nov. 11,1892.

J. P. Jones, Esq.,

Presdt. Linda Vista Irrigation Dist.,

San Diego, California.

Dear Sir:-

Your several batches of plans, specifications and other data have been duly received and examined.

Such perusal and study as I have been able to give them, together with such general information as I have been able to secure of that class of projects in your state, has impressed me favorably.

Any portion of the proposed construction would not be of sufficient magnitude to warrant the organization of forces and my personal attention so far from Denver, consequently I should want the contract for all the work submitted, or none.

As taking the payment for the entire work proposed, in the bonds of your district would necessitate the investment for an indefinite time of more cash than I at present felt disposed to undertake, I have presented the matter to and interested and associated with myself a friend and capitalist of ample means, and we have decided as follows:

We are prepared and willing to enter into contract for the construction of the water system as per plans and specifications submitted, or with such modifications as may be agreed, providing we can agree upon prices and terms, and providing an investigation satisfies us of the legality of your organization and the bonds,

and of the ability and certainty of the district to meet promptly interest and principal of the bonds,- the adequate water supply for the system when completed, the present value of the lands in the district and their probable value after the completion of the system.

As California is to us a comparatively new and unknown field, you can doubtless facilitate matters by sending me all the corroborated information on the matter touched upon in this letter.

Please cite what irrigation districts similar to yours have been successfully established and operated in your state, as well as any who have placed their bonds and now have their systems in course of construction, and enclose any prospectuses or published statements you can relating to the same.

What is the capacity of your contemplated reservoir with the fifty foot dam?

As I have important business taking me to Idaho in December,and my associate similar business taking him to California early in same month, and are both unable to leave here this month, we have agreed, if the further information desired is received and encouraging, to visit you at San Diego about Dec. 15th prepared to talk and dispatch business promptly.

Is there any certainty that a contract to furnish water to the city could be consummated if the city authorities were satisfied that a contract with us would ensure the completion of the system at an agreed time?

Who are the heaviest land owners in the Linda Vista District, and about how many land owners all told.

In the meantime, as such a trip and the necessary investigations will be at the expense of considerable time and money on our part, I think we should have from your board of directors, by a resolution or otherwise, some guarantee against your negotiating with other parties in the meantime, and that we shall have the option on the bonds and contract if terms can then be agreed upon.

As to our ability to carry out any contracts we may enter into, I would refer you to the 1st Nat'l. Bank of Denver and the Peoples Nat'l. Bank of Denver.

Yours truly,

W. G. Bradbury

Mr Rudkin
Mar 11th 93

San Diego, Calif.Nov.17th, 1892

W.C.Bradbury, Esq.,
Denver, Colorado.

Dear Sir:-

Yours of the 11th inst. at hand and contents carefully noted. In reply. I have not though it necessary to call a meeting of the Board of Directors to consider your proposition, but have seen three of them and they pledge me that no action shall be taken looking to a contract with any other parties until you have declined to enter into an arrangement with the District. This applies to all work of construction including main lines through the District for distributing purposes and will amount to at $750,000.

The estimated constant flow of water from the fifty foot dam is 500 inches, but it is the purpose of the Directors to construct the dam to 130 feet which will insure fully 3000 miners' inches. The water in the reservoir will cover 1400 acres. Should there be need of more water an even higher dam can be constructed. (See Schuyler's report.)

You ask waht district organized under like conditions as ours are constructing works or in successful operation. There are about fifteen districts in the State which have sold a part or the whole of their bonds and a part of them have completed their works and the water is turned on. Below I givea list of some of them:

NAME	AM'T ISSUED	AM'T SOLD.
Big Rock	$400,000	$400,000
Anaheim	600,000	500,000
Modesto	800,000	400,000
Thurlock	600,000	600,000
Brown's Valley	110,000	110,000
Alta	600,000	450,000
Tulare	500,000	500,000
Pleasant Valley	3[illegible],000	350,000
Perris	400,000	400,000

Alessandro is also complete. Amount of bonds not at hand. I also send a list of the large owners of land in our District, together with the acreage owned by each:

NAME	No. of Acres	Am't Assessed
Wramplemeir	953	$15,963.85
Juan M.Luco	6543	71,697.00
Luco & Allison	2200	14,000.00
J.A.T.Allison	648	8600.00
Selwyn & Allison	1675	24,158.00
A.G.Gasson	1036	11,485.00
O.J.Stought	2,068	62,841.50
City of San Diego	2897	34,567.84

J.O.W.Payne	640	$5,100.00
W.C.Wilson	480	9520.00
San Diego L.& T Co.	4,632	71,975.00

The above lands are all owned by men of wealth and corporations amply able to pay any and all assessments levied and the best reason to presume that they will do so is ~~that~~ the fact they were all in favor of the organization of the District and were so well satisfied with the levy that no of them appeared before the Board of Equalization for a reduction.

There are besides the above enumerated, 300 owners of land in the District. Of that number but four appeared before the board to ask for a reduction. From this, which is a matter of record, you can understand that all parties are very well satisfied.

Referring to land value. The San Diego Land and Town Company have a large acreage under the Sweetwater system, which they have been selling with for from $250 to $400 an acre. Last Monday they withdrew these lands and raised the pprice $50 per acre. The said lands average about the same in quality as ours and is no more accessible. Ours has this advantage. That 30,000 acres is absolutely freetless and is well adapted to the growing of the lemon and the lime and other froducts from which larger returns per acre can be realized than the growing of any other fruit or crop.

I visited the place of Capt.Keen, whose grove is irrigated from the Sweetwater system. He has an orchard of lemon trees five years old from which he gathered four boxes to the tree. A part of the crop brought him $6.50 per box. It is hard to tell what land is worh that will produce like this, but $500 per acre would be cheap for uncleared land with water and in our District there are thousands of acres equally as good. I have before me statistics concerning olands under irrigation systems in Spain. The amount is 360,000 acres and the average value is $3000 per acre and their products are very similar to ours with the advantage of cheap labor, but to offset the latter they have to seek a foreign market, but this is wandering from the point. You as what is our land worth without water. You have the assessment as levied for an answer. But from my standpoint it is worth nothing. With water, from $100 to $500 per acre.

I have not at hand the prospectus of any District save our own. That was very carefully compiled and will bear careful study.

Trusting the information herein wiol be satisfactory, I am

Yours very truly

President and Manager Linda Vista Ir. Dis't.

GENERAL OFFICES
ROOMS 55 & 56 RAILROAD BUILDING,
DENVER COLO.

W. C. BRADBURY & CO.,
RAILROAD CONTRACTORS.

Denver, Colo. Nov. 22, 1892.

James P. Jones, Esq.,

Presdt. Linda Vista Irrigation Dist.,

San Diego, California.

Dear Sir:-

Yours of the 17th inst. just to hand, and for the information contained please accept my thanks.

Mr. S. N. Wood, my associate in the contemplated deal, will leave Denver for San Francisco on Thursday this week, arriving there Saturday or Sunday and remaining about a week, thence to Los Angeles.

If his investigations satisfy him of the desirability of that class of bonds as an investment, I am upon notification to that effect to meet him in California as soon as possible with a view to examining your proposition in detail, and if satisfied with it, then treating with your Company for both bonds and contract.

In reading the Wright law I notice it provides the manner in which the bonds shall be advertised and sold, and then provides that the contract work shall be advertised and let to the lowest bidder, but did not notice any provision for letting the contract and paying for same in bonds. Can you enlighten me on that point?

Mr. Woods address at San Francisco will be the Palace Hotel.

Very truly,

W. C. Bradbury

Office of

Linda Vista Irrigation District.

San Diego, California, November 28th, 1892.

W. C. Bradbury, Esq.,

Denver, Colorado.

Dear Sir:-

In your letter you ask: "In reading the Wright Law I "notice it provides the manner in which the bonds shall be advertised "and sold, and then provides that the contract work shall be advertised "and let to the lowest bidder; but did not notice any provision for "letting the contract and paying for same in bonds. Can you enlighten "me on that point ?"

In reply to which I have to say that the attorneys for the district have advised us that there is no provision in the Wright Law whereby contract work can be directly paid for in bonds; but that the bids for the proposed work and for the purchase of bonds may be advertised for at the same time; and that the person to whom the contract is let may make an acceptable bid for the bonds, the same to be paid for in installments, at different times; the amounts of the installments and times of payment to correspond with the value and the completion of certain stages of the contract work.

In this way the letter of the law would be observed and its main object effected.

Very respectfully yours,

Mr. W. C. Bradbury
Letter Inquiring
Why "Wright Law"
Nov 28/92
Bonds
Reply

Attorney-General's
opinion to pay
ment of contract work
filed in the office
of the L.V.I. District
Nov. 28th 1892
G. N. Phillips
Secty

Linda Vista Irrigation District

San Diego, Calif. Nov. 28th, 1892 189

N.S.Woods, Esq.,

Palace Hotel, San Francisco, Calif.

Dear Sir:-

I received a letter from W.C.Bradley, Esq., of Colorado this morning in which he states that you would be at the Palace Hotel San Francisco about this date and that you ~~would~~ had come to the State to investigate the desirability of irrigation bonds as an investment.

If convenient would be pleased to have you call upon Gunnison and Booth, attorneys for an English syndicate who have made us an offer for our bonds. I do not know their address in San Francisco, but by consulting a city directory you will be able to ascertain. They have also named Col.W.C.Alberger, civil engineer, of San Francisco as their engineer to examine our water shed and proposed distributing system and district. Think you may get desirable information from that source.

Please inform me of the date you will be in Los Angeles as I shall be there about the first of December and will be pleased to meet you.

Very truly yours

Letter to
N. S. Woods
Nov 28th 1893

Filed in office of the
L. V. I. District
Nov 28th 1893
Geo H Phillips
Secy

Ed Fletcher Papers

1870-1955

MSS.81

Box: 53 Folder: 18

Business Records - Water Companies - Cuyamaca Water Company - San Diego Flume Company - Linda Vista Irrigation District correspondence - W.C. Bradbury and Co., Denver, Colorado re submitting work bid