

RAY W. JACOBS
LICENSED REAL ESTATE BROKER
JULIAN HOTEL
JULIAN, CALIFORNIA
PHONE JULIAN 25

June 23, 1943.

June 23, 1943

Sen. Ed. Fletcher,
1020-9th Ave.,
San Diego, Calif.

Dear Sen. Fletcher:

Sorry I have been unable to give you a reply sooner, with regard to the Julian land.

Only last evening I was able to contact my client and he asked me to submit the following:

He will pay \$17,500 cash for the 328 acres - (this is the entire tract).

I will appreciate a reply so that I may pass it on to him.

Sincerely,
Ray W. Jacobs

328) 17,500 L6
50 1988
16,400

Mr. Ray W. Jacobs,
Julian, California

My dear Ray:

Answering yours of the 23rd, please inform your client that I appreciate the offer but it is out of the question.

We have never offered the property for less than \$100.00 an acre and never will.

The only possible solution will be for your client to purchase about 250 acres, the boundaries to be mutually agreed upon, at \$75.00 an acre, we keeping the land along the paved highway with the water and the damsite. If we sold the 250 acres we would lease the other land, until sold, on some mutual agreement, to your client--the land we retained I mean.

When we sold our land along the Pine Hills road we reserved a forty-foot right of way for road purposes so that your client could have no trouble in getting out to the Pine Hills road and we could also arrange for an easement so that he could use the main Santa Isabel-Julian road where the cattle loading platform is now located. We would grant that right of way or easement if any sale was made.

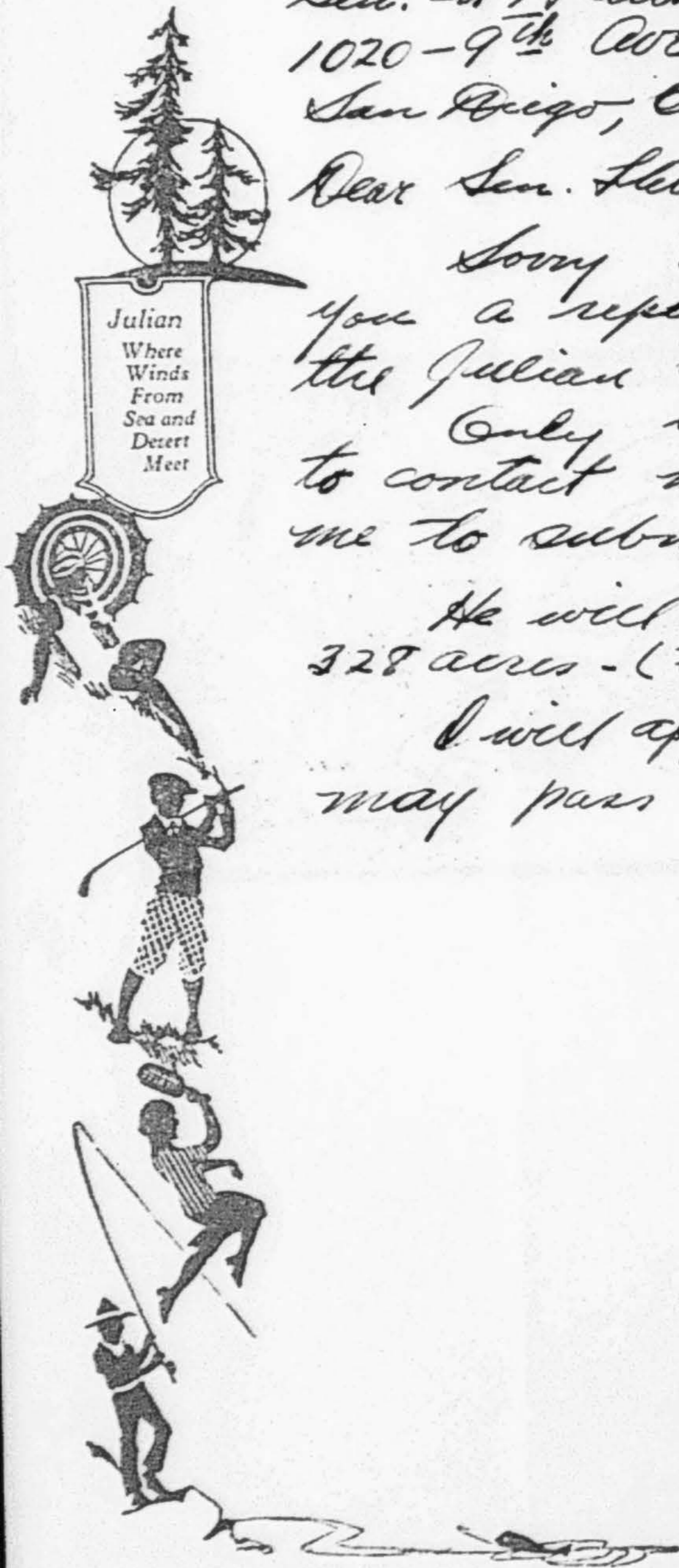
If no sale is consummated I intend next month to go up there with a bulldozer and build the necessary roads to the top of the hill for a future subdivision.

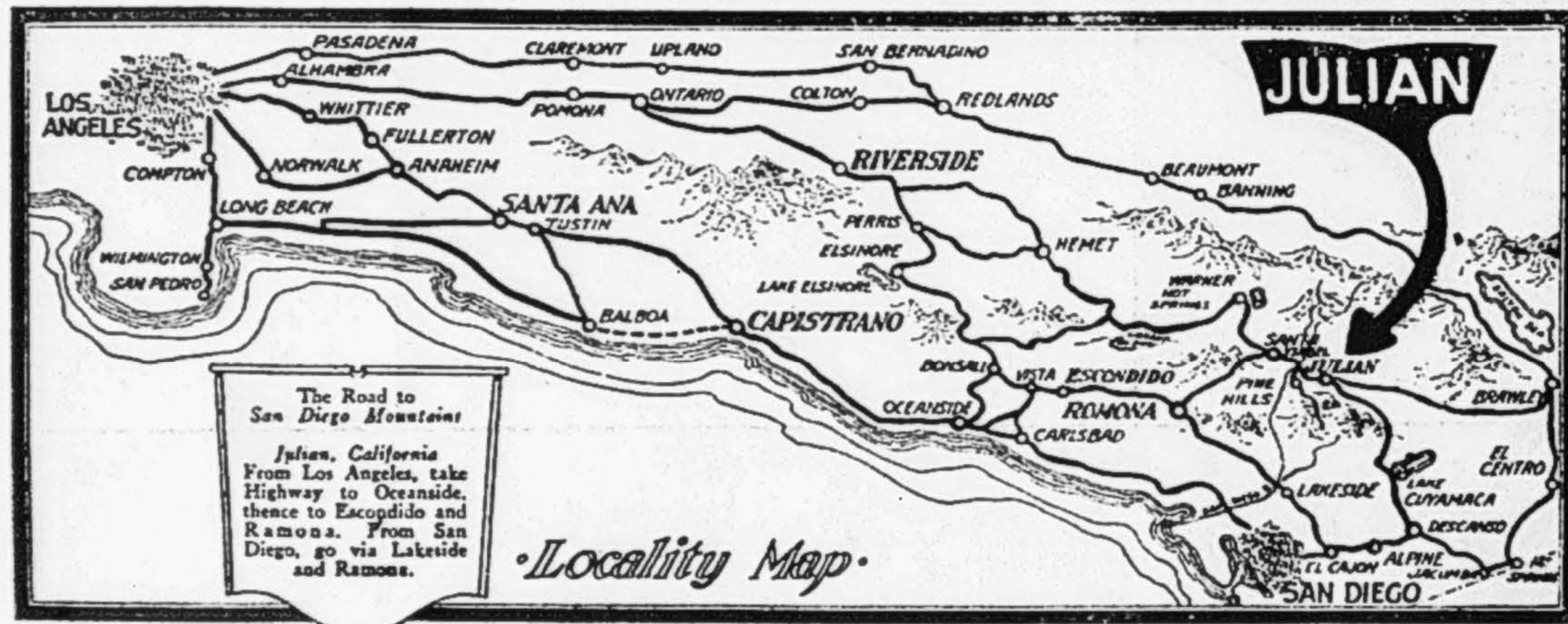
Very sincerely yours,

THE ED FLETCHER COMPANY

By _____

EF:mg





June 28, 1911

Mr. W. H. ...
 ...

Dear Sir:

I have never offered any property for less than \$100.00 on any ...

... the only possible solution will be for your client to purchase ...

... your client's land we retained I wish.

... the right of way for road purposes on the 3 year claim ...

... I intend to go up there with ...

Very sincerely yours,

THE ED. ... COMPANY

RAY W. JACOBS
LICENSED REAL ESTATE BROKER
JULIAN HOTEL
JULIAN, CALIFORNIA
PHONE JULIAN 25

July 7, 1943.



Julian
Where
Winds
From
Sea and
Desert
Meet



Sen. Ed Fletcher,
1020 - 9th Ave,
San Diego, Calif.

Dear Senator:

My client, who I have been unable to contact until now, is interested in your proposal as contained in your letter of June 28th.

On the basis of about 250 acres at \$75.00 per acre, he wants to know if you would be willing to sell on terms and if so what would be your smallest down payment and monthly payments on a Trust Deed.

I will appreciate hearing from you at your earliest convenience.

Sincerely
Ray.

July 10, 1943

Mr. Ray W. Jacobs,
Julian, California

My dear Ray:

Answering your letter of July 7th, will say that \$500 or \$600 down would be all right and \$100 to \$125.00 per month. It would seem to me that a contract of sale is all that is necessary until one-half of the property is paid for, when we can issue a deed and take back a trust deed for the balance payable on the same terms. When the contract is made we will furnish a policy of title insurance, showing the property is free and clear of encumbrances when the contract is signed, subject only to taxes due but not delinquent and to easements and rights of way of record. The purchaser should pay all expenses after that in the matter of a trust deed and bringing the policy down at that time. However, we can prepare the trust deed without expense to him.

The boundaries of the land to be mutually agreed upon, your client to get between 250 and 275 acres of land, at \$75.00 per acre, payable as above stated, with 5 percent interest on deferred payments of principal, the entire purchase price and interest to be paid on or before eight years. The contract to read that any amount can be paid at any time thereby stopping interest on the amount of principal paid.

We must reserve the creek, but we will grant a reservation that will protect the purchase for a supply of water for his cattle. Either that or deed the purchaser a piece of the creek so that he can go down to it, but we would have to make a reservation protecting our water supply.

As I am bringing the bulldozer up there week after next, we must agree on the boundaries and get everything settled before then, otherwise the property will not be for sale. My suggestion is you mail in a \$500 deposit immediately as an evidence of good faith by the 15th of July. Your commission to be 5 percent on the first \$5000 and 2 1/2 percent on the balance of the purchase price.

Our idea would be immediately to build the roads in the property we are keeping and establishing the boundaries, so that the new permanent fence lines can be put up. It goes without saying we will be glad to allow the use of the roads that we build in getting to the property and will not ask the purchaser to pay any part of the cost of road construction. We want to build a road immediately from where the cattle loading platform is on the state highway, keeping on the south side of the creek, and coming into Julian, connecting with the paved highway just 300 or 400 feet this side of Julian.

can meet your purchaser at anytime, if necessary, on the ground, to determine the boundaries. It will take a survey of the property and will cost me \$150. to \$200 just to make the survey and establish the northerly line of the property which is to be sold to your client.

Please remind me of it, - I am planning to make some kind of deal with you to handle our property in subdivision, and would like to talk the matter over with you when I come up.

With kind personal regards,
Yours sincerely,

me can describe the land deed without expense to him. a small deed and registered the books some at that time. However, if the mortgage amount has all expenses after that in the interest of the property and to the mortgage and the title of the property, the mortgage when the contract is signed, and the price the books of state transactions, showing the property to the and state of on the same terms. When the contract is made we will deliver a copy table a deed and take back a small deed for the balance balance to necessarily must one-half of the property to be sold, which we will want. If money seem to be a contract of sale to the state we will pay \$200 or \$300 some money to be all right and \$100 to \$150.00 amounting to the total of \$100.00.

My best regards,
Wm. M. J. J. J.

JUL 10 1913



Mr. Ray Jacobs

August 10, 1943

Keep the gate closed to the east of Pine Hills Lake and south of
what we sold to Christensen up on the hill--it overlooks the University
mountain and you go through the gate on the left hand side, I think
there is a ranch where the horsemen live on the east. It is a nice
place of property. I failed to show you. Are you familiar with it?
I have no objection to your going to see it and you go through the gate
before you make the turn.

Mr. Ray Jacobs,
Julian, California

My dear Ray:

Enclosed find copy of letter I wrote Mr. Wood. I think Wood is very
foolish if he doesn't buy the 125-50 acres adjoining his place, at
\$75.00 an acre.

I have two parties that are considering purchasing the 125 to 150 acres
next to Wood, one of them I took over the property last Saturday.

Go right ahead and see if you can get \$100 an acre if Wood decides to do
nothing. If you get \$100 an acre, as you said you thought you could, I'll
give you 10% commission and a straight 5% commission on anything less than
that, easy terms.

Please get a piece of secondhand pipe fifteen feet long and either 2 or 3
inches and put in that spring immediately and fill it over with rocks and
dirt and send me a bill. Also don't forget to have your man fix up that
gate down at the foot of the hill.

If we sell Wood for \$30,000 will pay you \$5 on the first \$5000 and 2 1/2% on
the balance. The boys felt that \$30,00 was a fair price considering every-
thing. Get hold of Wood and find out what his reaction is and telephone me
Wednesday.

If we are not going to do business with Wood and you get a chance to sell
five or ten or twenty or forty acres let's go ahead and sell it. I believe
that you can sell it without any guarantee of water in five and ten acres
pieces. Let them develop their own water, particularly those that want to
have an orchard--they don't need water for irrigation and we will join in
with the others in developing a mutual water supply on an equitable basis
after the war is over.

Let me have your plan regarding those five sites south of Kreuger's barn
in Pine Hills. Sell them at \$500 each on easy terms, irrespective of size.
Your commission will be 10% on those sales where the price is not to exceed
\$200 a piece, say one-half acre to an acre. I will sell a half acre up next
to the Christensen orchard for \$500, each and we will give a share of water
stock with each tract. See what you can do.

What did you do with the doctor who wanted the site up there north of the
blackberry patch and north of the apple orchard?

Zone 12

August 24, 1943

Mr. Ray W. Jacobs
Julian, California

My dear Ray:

Enclosed find copy of letter I wrote
Hugh Wood. I came home unexpectedly. Have you seen him?
Since I wrote him that letter and has he brought the
subject up. He more or less wanted the matter kept confi-
dential. I followed your advice and made him the proposition
that you recommended, \$75.00 per acre. You better not
speak to him about it unless he does to you, but can you give
me any news on the subject.

If I do not notify you that I have made
a deal with Woods some day this week, you go ahead and sell
the property over the hill and up to within 200 feet of the
top of the ridge over on the South and West slope, for any
amount from \$85.00 to \$100 per acre.

You thought you had the Oceanside man coming
up to look at it. The boys might accept \$75 or \$80 but I doubt it.
We will sell with a small payment down and easy terms.

Have tried five times to get Lela Bailey but
she does not answer the phone, and I understand she is still up
in the mountains. Will follow the matter up in my own way.

Yours sincerely,

EF M

Mr. Ray Jacobs--#2

Keep in mind the 43 acres we own east of Pine Hills lake and south of what we sold to Christensen up on the hill--it overlooks the Cuyamaca Mountains and you go through the gate on the left hand side, I think there is a ranch where the horseman lives on the east. It is a nice piece of property. I failed to show you. Are you familiar with it? It is on the paved road to Pekham's and you go through the gate just before you make the turn.

Tell the good wife I haven't forgotten those two wonderful meals--home-cooking.

I lost 10 pounds last week. Haven't gotten over the effects of the trip yet--dirty but happy expresses it.

With kindest personal regards and appreciation for everything you did to make my stay pleasant, I am

Sincerely your friend,

If we sell Wood for \$30,000 will you pay \$5,000 on the first \$30,000 and \$25,000 on the balance. The boys felt that \$30,000 was a fair price considering everything. Get hold of Wood and find out what his reaction is and telephone me Wednesday.

If we are not going to do business with Wood and you get a chance to sell five or ten or twenty or forty acres let's go ahead and sell it. I believe that you can sell it without any guarantee of water in five and ten acres. Let them develop their own water, particularly those that want to have an orchard--they don't need water for irrigation and we will join in with the others in developing a mutual water supply on an equitable basis after the war is over.

Let me have your plan regarding those five acres south of Arroyo's farm in Pine Hills. Sell them at \$500 each on easy terms, irrespective of size. Your commission will be 10% on check sales where the price is not to exceed \$100 a piece, say one-half acre to an acre. I will sell a half acre up next to the Christensen orchard for \$200, each and we will give a share of water stock with each tract. See what you can do.

What did you do with the doctor who wanted the site up there north of the blackberry patch and north of the apple orchard?

None is

August 24, 1943

Mr. Ray W. Jacobs
San Francisco, California

My dear Ray:

Enclosed find copy of letter I wrote High Wood. I came home unexpectedly. Have you seen him? Since I wrote him that letter and he brought the subject up. He more or less wanted the matter kept confidential. I followed your advice and made him the proposition that you recommended, \$75.00 per acre. You better not speak to him about it unless he goes to you, but can you give me any news on the subject.

If I do not notify you that I have made a deal with Wood some day this week, you go ahead and sell the property over the hill and up to within 200 feet of the top of the ridge over on the south and west slope, for any amount from \$25.00 to \$100 per acre.

You thought you had the Ocean side man coming up to look at it. The boys might accept \$75 or \$80 but I doubt it. We will sell with a small payment down and easy terms.

Have tried five times to get Dela Bailey but she does not answer the phone, and I understand she is still up in the mountains. Will follow the matter up in my own way.

Yours sincerely,

RM

RAY W. JACOBS
LICENSED REAL ESTATE BROKER
JULIAN HOTEL
JULIAN, CALIFORNIA
PHONE JULIAN 25

Oct. 27, 1943.

Sen. Ed. Fletcher,
1020 - 9th Ave.,
San Diego, Calif.

Dear Senator Fletcher:

I am inclosing herewith the
Agreements of Sale properly signed
and acknowledged.

Mr. Woods wants you to give him
all the information and correspondence
or agreements you have regarding
the sewer matter. In other words
he wants to protect his rights as
well as yours in this matter.

I hope you can find time one
of these days to look over Lot 37
Rancho El Mission, which Mrs. Jacobs
and I own. According to the
tax statements it contains 304 + acres.

Any information you can give
us regarding road or highway
developments, will be appreciated.
We would also appreciate your
advice on whether to try to sell
this property now or hold it
for awhile. Should we decide
to sell we will list it with you.

Sincerely
Ray W. Jacobs.



Julian
Where
Winds
From
Sea and
Desert
Meet



November 10, 1943

Mr. Ray Jacobs
Julian, California

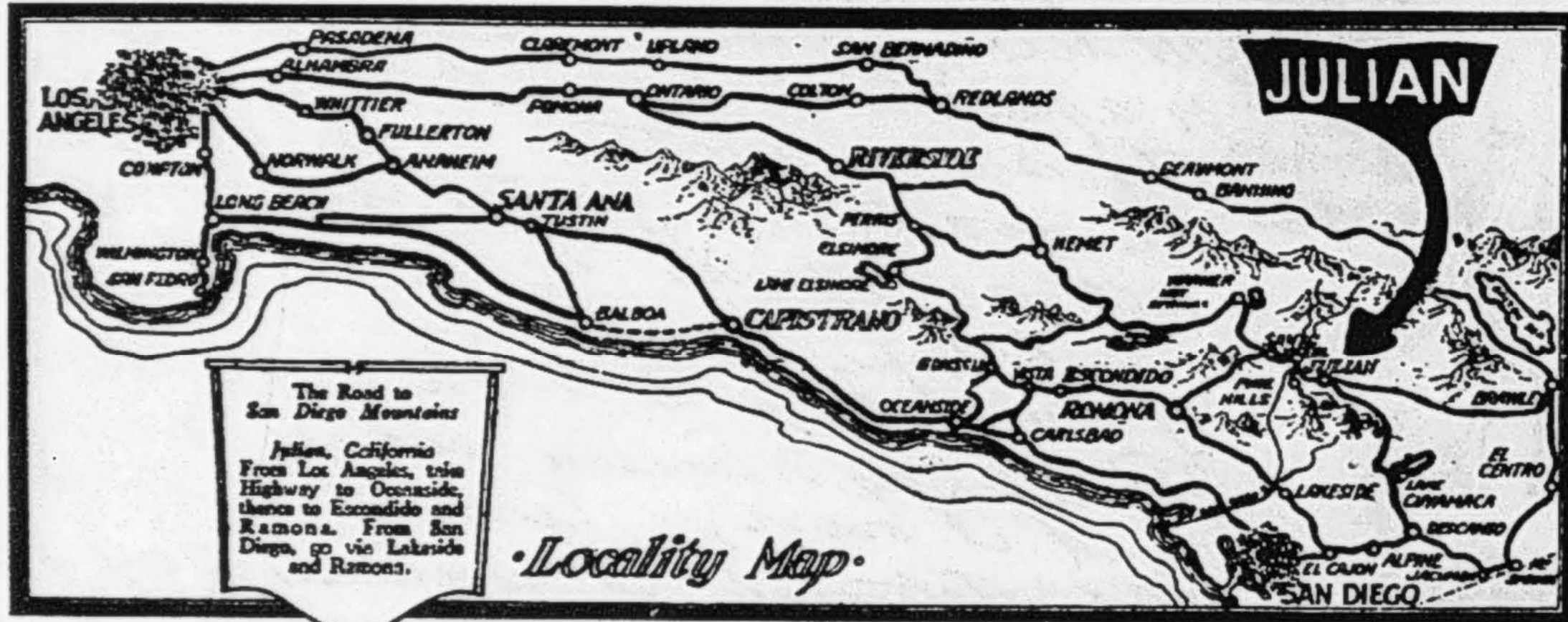
My dear Ray:

As I remember it, you either told me or wrote me that Hugh Woods had no objection to the Julian sewer situation as it affects our ranch which we sold him and it was on that basis that we sold the ranch to Hugh.

That there may be no misunderstanding however, I want you to kindly get Hugh Woods to sign the enclosed and then there can be no misunderstanding later on.

With kindest regards, I am,

Sincerely yours,



November 10, 1913

Mr. Ray Jacobs
 Julian, California

My dear Ray:

As I remember it, you either told me or wrote me that Hugh Woods had no objection to the Julian sewer situation as it affects our ranch which we sold him and it was on that basis that we sold the ranch to Hugh.

That there may be no misunderstanding however, I want you to kindly get Hugh Woods to sign the enclosed and then there can be no misunderstanding later on.

With kindest regards, I am,

Sincerely yours,

Ed Fletcher Papers

1870-1955

MSS.81

Box: 13 Folder: 15

General Correspondence - Jacobs, Ray W.



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