

WM. G. KERCKHOFF, PRESIDENT
W. B. HOLMES, VICE-PRESIDENT
G. C. YOUNG, VICE-PRESIDENT
H. KRESSMANN, SEC'Y AND TREAS.
J. E. VOIGTS, ASST. SEC'Y AND TREAS.
WILBERT BURKERT, ASST. SECRETARY

SOUTH COAST LAND COMPANY

(INCORPORATED)

HOME OFFICE

912 GARLAND BUILDING - 740 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

PHONE TRINITY 3161

W. T. HART—Sales Manager
OCEANSIDE, CARLSBAD, SOUTH COAST PARK
and ENCINITAS PROPERTIES
CARLSBAD, CALIF.

DIRECTORS

WM. G. KERCKHOFF
W. B. HOLMES
G. C. YOUNG
H. KRESSMANN
W. T. HART

BRANCH OFFICES

CARLSBAD
SOUTH COAST PARK
DEL MAR

September 1, 1928.

Mr. Ed Fletcher,
920 - 8th Street,
San Diego, Calif.

My dear Mr. Fletcher:

In reply to your proposition of August 30th, I am pleased to say we have considered this favorably, after some persuasive efforts on my part, and if you will advise how you wish to handle it or when we can put the matter in escrow, we will be glad to complete it at once.

I think, Colonel, you will find that with the large acreage you will receive, you will be able to work out a very satisfactory and profitable arrangement, and I hope we can do the same on our part, so it should be satisfactory all around. I appreciate very much the very pleasant and agreeable settlement we have had in this case, and we will look forward to a very pleasant relationship in the future. I will also try and get the very best possible price for the 2.58 acres just east of the railroad track, mentioned in your letter.

Yours very truly,

W. T. Hart

W. T. Hart.

WTH:M

P.S. Was pleased to hear your talk before the Supervisor on Thursday. It helped get the Laguna Road and also favorable consideration for the Art Gallery.

W.T.H.

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BRANCH OFFICES

CARLSBAD
SOUTH COAST PARK
DEL MAR

March 29, 1929.

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

My dear Mr. Fletcher:

I was very much surprised to hear by yours of the 28th that the sign north of Avocado Acres No. 4 was still up. While this sign belonged to Mr. Claussen on his property I had instructed Mr. Zachary to have it taken down and I understood this had been done. However, I will look into this matter at once and see that it is taken down or painted off. I quite agree with you this should not be there at the present time, and had it been our own property I would have seen that the wording of this sign was changed long ago.

Yours truly,

W. T. Hart

W. T. Hart.

WTH:M

1020 9th - 1020

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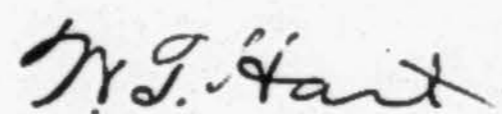
April 19, 1929.

Mr. Ed Fletcher,
1020 - 9th Street,
San Diego, Calif.

My dear Mr. Fletcher:

I have yours of the 12th regarding your account against Thompson Brothers. In confidence, I regret to say that they have very little if any, equity in the 8.27 acres in Tract 119. This land is being held by our Company - the Thompsons being very badly delinquent. However, I will take this matter up further with you when I see you again and give you the full particulars, and if there is anything we can do to help out on this we will be very glad to do it.

Yours truly,



W. T. Hart.

WTH:M

DIRECTORS
WM. G. KERCKHOFF
W. B. HOLMES
G. C. YOUNG
H. KRESSMANN
W. T. HART

April 22nd, 1929.

Mr. W. T. Hart
Carlsbad, California.

Friend Hart:

Answering yours of the 19th regarding Thompson Brothers, please let me know how much land they are buying. It may be necessary for me to take over their contract in order to protect myself. An early reply will be appreciated.

Yours very truly,

LF:GMF

1/11/30
M. S. T. S.
P. A.
P. A.

[Faint handwritten signature]

[Faint, illegible text, possibly a letter or memo]

SOUTH COAST LAND COMPANY

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

June 22, 1929.

Mr. W. T. Hart,
Carlsbad, California.

Confidential

My dear Mr. Hart:

I saw Mr. Holmes in Los Angeles last Thursday, also had a talk with Mayor Walsh.

Mayor Walsh informs me that he thinks an irrigation district is the only solution, including Oceanside, South Oceanside and Carlsbad. Mr. Holmes feels likewise and suggested that I take up with you and Mr. Chase the matter of the first steps to start the organization of said district.

Mayor Walsh told me that he did not think it was wise from the standpoint of the success of the district, for the City of Oceanside to take the lead and was hoping the Oceanside Mutual Water Company would approach the city in this matter. Mr. Holmes thought the Oceanside Mutual Water Company should not take the lead for the same reason, but that an independent committee should be organized and invite Oceanside and the Oceanside Mutual Water Company into the conference with the committee.

Now, Mr. Hart, I have a few friendly suggestions to make, as I have been identified with the organization of six irrigation districts and know the procedure.

You are aware that the City of Oceanside only has 40 acres of riparian land. They are exceeding, in my opinion, the use of water to which they are entitled at the present time. The Spaulding interests, which I represent, have 1400 acres of riparian lands, from the ocean almost up to the San Luis Rey Mission. I am holding back the Spaulding Estate from determining just what the City of Oceanside's rights are in court, hoping for an early solution of the problem without litigation.

It is true that the City of Oceanside can bring suit to condemn, but if they do they will have to put up the money or they will be enjoined from taking the water. As

the Railroad Commission of California has several times established a value of \$2,000 or \$3,000 an inch for water, in my opinion the valuation by a condemnation proceeding in court would be far in excess of any compromise settlement that can be made. The official records of the City of San Diego show that every drop of its water costs 21-1/2 cents a thousand gallons delivered to the city limits, and 7 cents more for distribution, so you can see how fortunate the City of Oceanside has been in getting its cheap water supply. Also the Oceanside Mutual Water Company.

Oceanside, South Oceanside and Carlsbad should be in an irrigation district, and a permanent source of water supply secured. Their interests are identical. I would suggest that the boundaries of the irrigation district be determined, that the Oceanside Mutual Water Company and the City of Oceanside sell their distribution lines to the district and take bonds in payment which are readily sold. I am willing to recommend the acceptance of bonds for the sale of the Spaulding water interests, with a price of \$250,000 for approximately 1400 acres of riparian land, or \$300,000 including approximately 400 acres of valley lands. The rest of the land to go into the irrigation district and share its burden of the expense of putting water on the entire territory.

Once the Oceanside Mutual Water Company and the City of Oceanside have sold their systems to the district and possession given to the district, there should be additional bonds voted and sold to make the necessary extensions, under one control and management.

The first step is to form an independent committee of those who are willing to give their time for the good of the community. After organization my suggestion would be to invite the State Engineer of California down to check the feasibility of the project. No district can be organized without the approval of the state engineer first. No bonds can be voted without the approval of the State Bonding Commission of California, of which Commission the State Engineer is a member and his recommendation is generally accepted by the State Bonding Commission.

My suggestion would be to ask the State Engineer to make an official report, furnishing him with a map of the proposed boundaries of the district and ask him to place a value on the City of Oceanside Water system and its water rights, the Oceanside Mutual Water Company's system and its water rights, together with the cost of the necessary extensions to put the water on each 10 acre tract, or 40 acres as the case may be. The State Engineer will also insist upon going into the question of a permanent and safe water supply,

and in his report he will place a value on the lands and water rights to be acquired by the district, including the Spaulding interests.

It is generally the custom to organize an irrigation district by a vote of the people and then have the Board of Directors lay plans for the future development of the district, but I believe the case can be handled either way, and in this particular case it strikes me that it would not be politic to ask for an election to organize a district until they know the following facts.

1. The value of the Oceanside Mutual Water Company holdings as made by the state.
2. The value of the Oceanside Water System, as made by the state.
3. The value of the water rights it would be purchasing from the Spaulding Estate.
4. The total cost of the entire project.

I believe this information can be secured thru an arrangement with the State Engineer before any district is organized, and coming from the state it would be official.

I am writing this letter in confidence and at your suggestion, in order that you may have it to refer to, but I do think it better for me to keep out of the picture, unless at some future time the committee desires me as the project develops, but I think in any case it is unwise for many reasons. If I can be of any further service to you, let me know.

Unless you absolutely feel that this is the logical solution of the whole project there is no use considering doing anything further. My opinion is that it is the only thing to do for the good of the entire community, and where I can be of any service it will be a pleasure if you decide to go ahead with the plan. There is a moral obligation until the 1st of July next with the City of Oceanside, in the matter of their acquiring a supply independent of any district, but the prospects are that nothing will be done by them within the time limit.

With kind personal regards, I am

Sincerely yours,

WM. G. KERCKHOFF, PRESIDENT
W. B. HOLMES, VICE-PRESIDENT
G. C. YOUNG, VICE-PRESIDENT
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September 10, 1929.

Col. Ed Fletcher,
1020 - 9th St.,
San Diego, Calif.

My dear Colonel:

I have been away on a holiday in Canada for about five weeks and just got back. I expect to be settled down to business in a day or two and will then take up different matters with you.

Thanks very much for your letter of the 21st ultimo re the decision on our sewer. We are all feeling good over this, as you can imagine.

I expect to see you within the next day or two and will then talk over different problems with you.

Yours truly,

W. T. Hart
W. T. Hart.

WTH:M

October 26th, 1929.

South Coast Land Company
Carlsbad, California.

Attention Mr. Wm. T. Hart, Manager:

My dear Mr. Hart:

This confirms our verbal understanding that we will farm at least 30 acres in Palomares Heights, Lots 2 to 8, inclusive, Block B, Lots 1 to 8, inclusive, Block C, Lots 1 to 5, inclusive, Block D, the rent to be \$20 an acre for the crop, and in case of sale by you of any of the property, we reserve the right to take off the crop, and in any event we will get off by May, 1930.

Thanking you for your consideration and also for the wonderful work you have done for the Chest, I am

Sincerely your friend,

-P. S.

Read my account in today's paper. You are the only one that I mentioned out of the whole bunch in my Community Chest Statement.

EF:GMF

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W. T. HART

December 24, 1929.

Col. Ed Fletcher,
1024 Ninth Street,
San Diego, Calif.

Dear Colonel:

Enclosed please find proxy for the Annual meeting of the Oceanside Mutual Water Company, for your signature. Kindly sign this as "Ed Fletcher" as this is the way your name appears on the stock certificate. I would appreciate it if you would sign and return it as soon as possible. This is along the lines that I spoke to you about.

In regard to the report of Quinton, Code and Hill, I will try and get this report and send it to you. They are keeping it very quiet, but I think I can get it.

Will drop in and see you the next time I am down.

Yours truly,

Bill

W. T. Hart.

WTH:M

October Seventh,
1 9 3 1

Mr. W. T. Hart,
Carlsbad,
California.

My dear Bill:

Enclosed find copy of letter I have written The Mayor and City Council of Oceanside that is explanatory and for your information.

Yours very truly,

EF:ASK

Sanctum

November Nineteenth,
1 9 3 1

Mr. W. T. Hart
Carlsbad
California

Friend Hart:

Enclosed find copy of letter from Lovett
regarding Oceanside, not for publication.

Also enclosed find copy of letter regarding
the Oceanside Mutual Water Company which keep to yourself
and show to no one except Mr. Kressman, and above all
keep it confidential as we don't want the city of
Oceanside to know anything about it at the present
time.

Yours very truly,

EF:AS,

March First
1 9 3 2

Sanctum

Mr. W. T. Hart,
Carlsbad, California

My dear Hart :

Enclosed find copy of letter I have
received from Mr. Lovett today for your information.

Yours very truly,

EF:ASK

①
March Sixteenth
1 9 3 2

Stouder
Mr. W. T. Bart
Carlsbad
California

My dear Will,

The enclosed copy of letter is explanatory and I
will telephone you what date it is.

Yours very truly,

EF:ASK

Ed Fletcher Papers

1870-1955

MSS.81

Box: 10 Folder: 10

General Correspondence - Hart, W.T.



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