

San Diego, California
February 15, 1927.

Colonel Ed Fletcher,
920-8th St.,
San Diego, Calif.

Dear Sir:

I have been thinking over the matter of the purchase of two acres on the Hawley-Miller Tract north of Grossmont. I would not be satisfied with anything less than the property I have staked out. Your survey shows that it is 2.69 acres. I feel under all the circumstances, being the first one to go there, and being in a position to help you materially in the sale of other property, that a fair offer for this piece of land is \$4,000 cash when the deed is furnished, subject to restrictions and conditions that we have agreed on, you to furnish certificate of title showing the property is free and clear of encumbrances excepting the state and county and district taxes that become due and payable next fall, and subject to easements for rights of way heretofore granted, and subject to the land being within the boundaries of the La Mesa, Lemon Grove & Spring Valley Irrigation District.

If this offer is accepted within a week from date, I will deposit the money with any title company you may wish, and within thirty days thereafter the escrow is to be closed and the transfer made.

I want to become one of your property owners and believe I can be of assistance to you in the future in the disposition of this property. I intend in the near future to commence the construction of a building that will be an attraction to the property.

When your subdivision of the property is made I will be glad to join in with you in the filing of any map, so long as my interests are protected.

Yours very truly,

Frisius

February 15, 1927.

Mr. Carl A. G. Frisius,
San Diego, California.

My dear Mr. Frisius:

Referring to the proposed property - 2.69 acres - that you are intending purchasing, I agree to see that both gas and telephones are on the property and available within twelve months from date, and earlier if possible. Electricity and water is now on the ground. I would not like this information to become public, as it might interfere with my making more satisfactory arrangements with the public utilities.

This also confirms our verbal talk to the effect that you may either retain your own agency or become a part of the Ed Fletcher Company real estate sales agency, as you prefer, and the usual commissions will be paid you for sales that you make on your own efforts, and on all prospects that I send out to you, the usual commission will be divided fifty-fifty.

Yours very truly,

EF:AG



MAP OF
FRISIUS LOT
IN TRACT 7
HILL ESTATE

That portion of Tract Number Seven of that part of the Rancho El Cajon, in the County of San Diego, State of California, belonging to the Estate of James Hill, deceased, according to partition map of lands of said Hill Estate, on file in the office of the Clerk of said San Diego County, described as follows:

Commencing at a point whence the Southeast corner of Section 4, Township 16 South, Range 1 West, S.B.M., bears N 88° 58' 30" E. 3033.16 feet; thence S 44° 58' 30" W 319.30 feet to a point on a curve whence the center of said curve bears S. 36° 03.3' W 412.0 feet; thence Northwesterly along said curve through a central angle of 24° 20.2' a distance of 175.00 feet to a point; thence N. 15° 01.2' E 405.09 feet to a point; thence N 77° 00' E 100.00 feet to a point; thence S 73° 04.5' E 80.00 feet to a point; thence S 24° 11' 30" E 257.53 feet to the point of beginning, lying in Sections 4 and 9, Township 16 South, Range 1 West, S.B.M., and containing 2.69 acres, more or less.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 9 Folder: 1

General Correspondence - Frisius, Carl A.G.



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