

AUL  
(PETERSON)

AUL, LEROY H., 1930-32: CORRESPONDENCE & FILES, SALE OF AUL'S PROPERTY TO FLETCHER

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

CUYAMACA STATE BANK

Cuya. State Bank to Fletcher, 10/24/31

Fletcher to Cuya. State Bank, 2/5/32

LA MESA IRRIGATION DISTRICT

Fletcher to La M. Irr. Dist., [3 letters] 9/12/30, 10/16/30, 5/2/31

La M. Irr. Dist. to Fletcher, 10/9/30

PETERSON, J.C.

Peterson to Fletcher, [2 letters] 2/18/31, 3/25/31,

Fletcher to Peterson, [3 letters] 1/29/31, 2/4/31, 2/11/31

Lend Lease Certificate, Fletcher to Peterson, 1/20/31

Fletcher to SAN DIEGO BOARD OF SUPERVISORS, 7/27/31

Fletcher to SIECK, Charles A., [2 letters] 10/5/31, 1/30/32

Fletcher to SOUTHERN TITLE & TRUST CO, 11/10/31

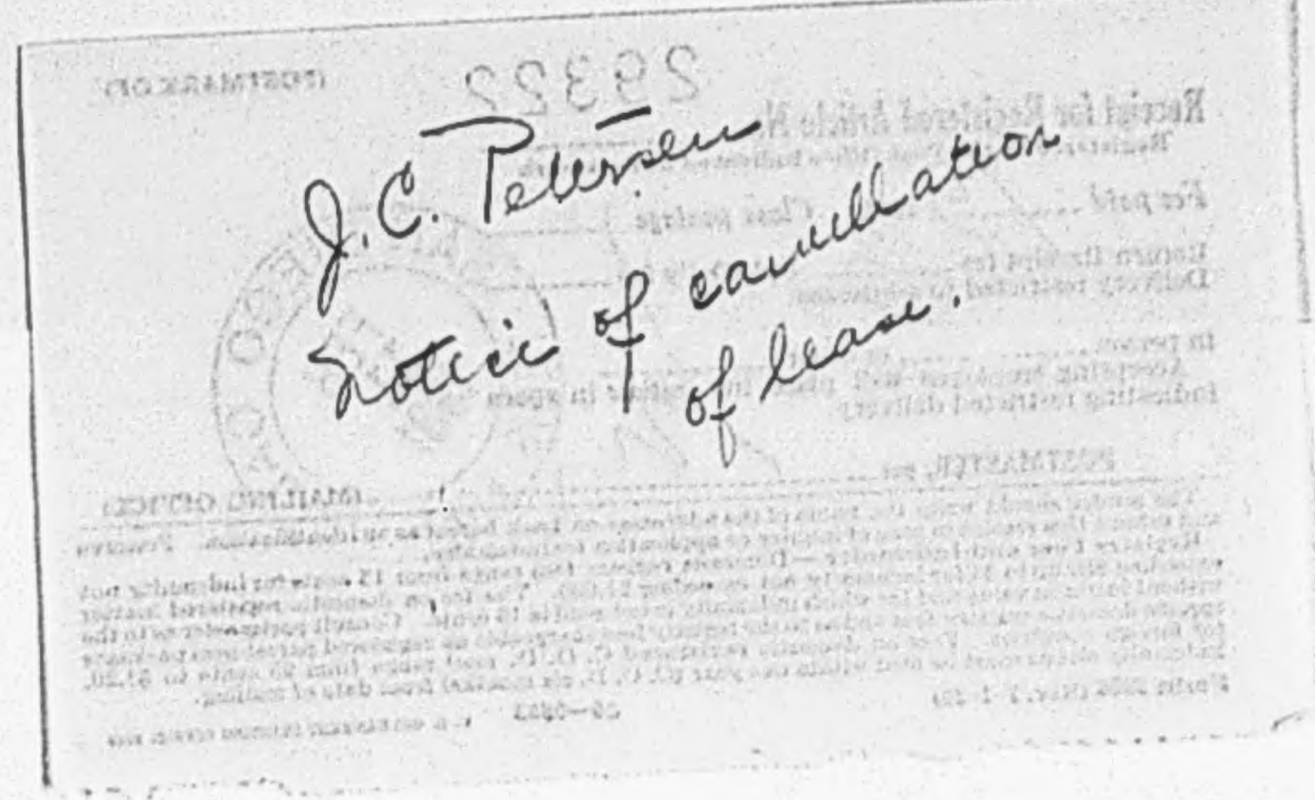
THACHER, Philip S.

Thacher to Fletcher, 8/14/30

Fletcher to Thacher, 8/20/30

WHELAN, Thomas (District Attorney) to Fletcher, 2/19/32

COUNTY



San Diego, Cal., Mar. 25, 1931.

M J.C. Peterson,  
Lakeside, California

TO ED FLETCHER COMPANY, DR.

REAL ESTATE and INSURANCE

1020 NINTH STREET

Avocado Acres  
Fletcher Hills  
Cuyamaca  
Pine Hills  
Solana Beach  
Grossmont

Telephone, F. 6204

Rent:

Mar. 1 to Apr. 1, 1931

*The vacated this property last February. The County road Dept. now occupies it. yours truly  
J.C. Peterson \$15.00*







Lakeside

# Land Lease

THIS INDENTURE, Made the 20th day of January in the year of our Lord, one thousand nine hundred and Thirty-one

Witnesseth: That ED FLETCHER of the County of San Diego, State of California lessor, do es hereby lease, demise and let unto Mr. and Mrs. J. C. Peterson, of the said County, lessee,

That portion of Lot 86 and of the Timber Reserve of the El Cajon Valley Company's land in the County of San Diego, State of California, according to Map thereof No. 289 filed in the office of the County Recorder of said San Diego County, more particularly described as follows:

Commencing at a point in the Northerly line of said Lot 86 which is S. 76° 40' E. 20 feet from the N.W. corner of said Lot 86; thence S. 15° 20' W. 400 feet; th. No. 76° 40' W. 20 feet to a point in the Easterly line of the land conveyed by El Cajon Valley Company, a corporation, to George G. Nelson by deed dated Dec. 14, 1909 and recorded in Book 566, Page 381 of Deeds, records of said County; th. So. 15° 20' W. along the Easterly line of the land so conveyed to Nelson 282 feet; th. So. 76° 40' E. 422.2 feet; th. No. 15° 20' E. 682 feet to a point in the Northerly line of said Lot 86; th. No. 76° 40' West 402.3 feet to the point of commencement

To Have and to Hold, for the term of ~~one~~ month from the 1st day of February 1931 ~~to~~ on a month to month basis, 1931, yielding and paying therefor the rent of Fifteen and no/100 DOLLARS, per month

/lawful money of the United States of America; and the said lessee promise to pay the said rent in such monthly installments and as follows, to-wit: on the 1st day of each and every month hereafter as long as said Lessees occupy house, beginning on the 1st day of March, 1931.

In consideration of said Lessees putting the property in good condition and repair, they shall receive credit for rent for month of February, 1931.

It is understood that this lease is on a month to month basis and in event possession is demanded by Lessor, said Lessee shall be given 30 days' written notice to vacate the house and be allowed to harvest any crops that may be planted and growing, and said Lessee hereby agrees to give peaceful possession within 30 days of receipt of notice to vacate. It is understood that after house is vacated no rent will be charged for the land while crop is being harvested, as stated above.

and to quit and deliver up the premises to Lessor, or his agent or attorney peacefully and quietly, at the end of the term, in as good order and condition (reasonable use and wear thereof and damages by the elements excepted), as the same are now or may be put into, and to pay the rent as above stated for such ~~for~~ time as the lessee may hold the same, or not to make or suffer any waste thereof, nor lease, nor underlet, nor permit any other person or persons to occupy or improve the same, or to make or suffer to be made any alterations therein, but with the approval of the Lessor thereto, in writing, having been first obtained, and that the lessor may enter to view and make improvements and to expel the lessee if they shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof.

And should default be made in the payment of any portion of the rent when due, and for 10 days thereafter, said Lessor his agent or attorney, may re-enter and take possession, and at his option terminate this lease.

In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

WITNESS our hand and seal this 22d day of January, 1931

Signed and executed in presence of *J. C. Peterson* *Mrs. J. C. Peterson* *[Signature]*

January 29, 1931.

MR. J. C. Peterson,  
Lakeside, California.

My dear Mr. Peterson:-

Enclosed please find lease in duplicate covering Part of Lot 86 and Timber Reserve, which please sign with your wife, and return both copies to this office.

Yours very truly,

KLM/RC







February 4, 1931.

Mr. J. C. Petersen,  
Lakeside, California.

My dear Mr. Petersen:

Enclosed find copy of lease for  
your files.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

February 11, 1931.

Mr. J. C. Petersen and Mrs. J. C. Petersen,  
Lakeside, California.

Dear Mr. and Mrs. Petersen:

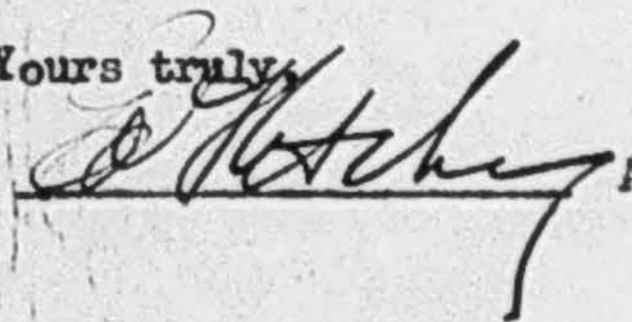
We would like possession of  
the following described real property on March 1st,  
1931, as other arrangements have been made.

That portion of Lot 86 and of the Timber Reserve of the  
El Cajon Valley Company's land in the County of San Diego,  
State of California, according to Map thereof No. 289 filed  
in the office of the County Recorder of said San Diego  
County, more particularly described as follows:

Commencing at a point in the Northerly line of said Lot  
86 which is S.  $76^{\circ}40'$  East 20 feet from the Northwest corner  
of said Lot 86; th. S.  $15^{\circ}20'$  West 400 feet; thence N.  $76^{\circ}40'$   
W. 20 feet to a point in the Easterly line of the land con-  
veyed by El Cajon Valley Company, a corporation, to George G.  
Nelson by deed dated Dec. 14, 1909 and recorded in Book 566,  
Page 381 of Deeds, records of said County; th. S.  $15^{\circ}20'$  W.  
along the Easterly line of the land so conveyed to Nelson  
282 feet; th. S.  $76^{\circ}40'$  East 422.2 feet; th. N.  $15^{\circ}20'$  E. 682  
feet to a point in the Northerly line of said Lot 86; th. N.  $76^{\circ}$   
 $40'$  W. 402.3 feet to the point of commencement.

If you have been to any expense in  
relation thereto, please send me a bill for same.

Yours truly,

 Agent

EF:KLM



Lakeside, Calif.  
Feb. 18, 1931

Ed Fletcher Co.  
San Diego, Calif.

Dear Sirs:-

The following is the bill for the expense we have been put to. We would ask you to reserve the seed beds for us to get the plants when they are ready for transplanting. The following bill does not include seed which we had purchased for we hope to use it somewhere else.

To clearing weeds and burning them \$ 35.00

To allow on household purchases as per agreement the other evening \$ 25.00  
\$ 60.00

We will vacate immediately upon receipt of check. Respectfully  
Aul Property G. C. Peterson

J. P. Peterson  
Lease and property  
March to March Basis.  
San Diego 2/11/31



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 21 Folder: 11**

**General Correspondence - Peterson, J.C.**



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