

New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California

November 2, 1922.

Colonel Ed. Fletcher,
San Diego, California.

Dear Sir:

The names of the five water companies are
as follows:

- Beverly - Rodeo Land and Water Company.
- Palms and Culver City - People's Water Co.
- Sherman - Sherman Water Company.
- Venice - Venice of America Water Company.
- Ocean Park - City Water Company.

Very truly yours,

TRACY E. SHOULTS COMPANY

By *S. H. Woodruff*

SHW-F.

November
Ninth
1922

File 120-20

Mr. S. H. Woodruff,
c/o Tracy Shoults,
269 So. Larchmont,
Los Angeles, Calif.

My dear Mr. Woodruff:

I had a talk over the phone with Mr. R. F. Gundy, engineer for the State Board of Health. I explained to him the trouble relative to the septic tank and got things fixed with him and got him to agree not to make any trouble. He said that he would let you go ahead and operate the septic tank without a permit, but insisted that you have a mighty good operator who knows his business. He said he would explain the situation and cooperate with you as far as his official position would allow.

Enclosed find copy of letter which I have written him and which is explanatory; also letter of introduction to him.

He is a peculiar chap and my suggestion is that the less talking you do the better. You know how to handle the situation, and a word to the wise is sufficient.

Yours very truly,

EF:KLM

cc- Mr. Shoults
Mr. Chandler

November
Thirteen
1922

File 120-20

Mr. S. H. Woodruff,
c/o Tracey Shoults Real Estate Co.,
269 So. Larchmont Blvd.,
Los Angeles, California.

My dear Mr. Woodruff:

Would you please get me a government topog
map showing wells, the elevation above sea level, showing
the lands, roughly, to be supplied, and elevations.

The map that you are getting out you can easily
trace on it the government topography showing in a
general way elevation above sea level. We ought to
have it on each 10 or 25 ft. contour.

Yours very truly,

EF:KLM

November 13, 1922

File 120-20

Mr. S. H. Woodruff,
269 So. Larchmont Blvd.,
Los Angeles, Calif.

My dear Mr. Woodruff:

You better let Mr. Gowley of the State
Board of Health see the Smith-Emery report of
November 3, 1922.

Yours very truly,

EF:KLM

cc- Mr. Chandler

120-20

November 14, 1922.

Mr. S. H. Woodruff,
c/o Tracy E. Shoults Co.,
269 So. Larchmont Blvd.,
Los Angeles, Calif.

My dear Mr. Woodruff:

I am mailing you all the exhibits
that you gave me. I have read them over carefully
and have the desired information. Thank you.

Yours very truly,

EF:AH

WILSHIRE 5649
WILSHIRE 5655

New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California

November 16, 1922.

Col. Ed Fletcher,
Fletcher Bldg.,
San Diego, Calif.

My dear Mr. Fletcher:

I am today getting a Government topographical map
and can send you a copy of our map, if you wish,
giving the elevations. I am also enclosing a
copy of the report and balance sheet and letter
from G. M. Jones of the City Water Company of
Ocean Park.

Yours very truly,

SHW-YR

P.S. Kindly return the enclosed map.

*attached to back
of this file*



New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California
December 6, 1922.

Col. Ed. Fletcher,
Palace Hotel,
San Francisco, Calif.

My dear Mr. Fletcher:

Enclosed you will find the Goudey report, which you asked for.

Also the complaint made to the Railroad Commission was made in writing and filed by the City of Beverly Hills, a municipal corporation, against the Beverly Utilities Corporation, and signed by the President of the Board of Trustees and the City Attorney. This information was obtained from the City Clerk.

Yours very truly,

TRACY E. SHOULTS COMPANY

SHW-YR

Dictated by Mr. Woodruff
and signed in his absence.

By

S. H. Woodruff
y.p.

CLASS OF SERVICE	SYMBOL
Telegram	
Day Letter	Blue
Night Message	Nite
Night Letter	N L

If none of these three symbols appears after the check (number of words) this is a telegram. Otherwise its character is indicated by the symbol appearing after the check.

WESTERN UNION TELEGRAM

NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

CLASS OF SERVICE	SYMBOL
Telegram	
Day Letter	Blue
Night Message	Nite
Night Letter	N L

If none of these three symbols appears after the check (number of words) this is a telegram. Otherwise its character is indicated by the symbol appearing after the check.

RECEIVED AT

120-20

DELIVERED FROM
PALACE HOTEL
SUTTER 4321, LOCAL 116

1922 DEC 6 AM 11 17

GSE92 30

FY LOSANGELES CALIF 6 1109A

COL ED FLETCHER

14

PALACE HOTEL SANFRANCISCO CALIF

A WRITTEN COMPLAINT WAS FILED BY CITY OF BEVERLYHILLS AMUNICIPAL CORPORATION AGAINST THE BEVERLY UTILITIES CORPORATION AND SIGNED

BY THE PRESIDENT OF THE BOARD OF TRUSTEES AND CITY ATTORNEY

S H WOODRUFF.

December
Nineteen
1922

File 120-20

Mr. S. H. Woodruff,
c/o Tracy Shoults Company,
269 So. Larchmont Blvd.,
Los Angeles, Calif.

My dear Mr. Woodruff:

I wish you would get the Title
Guarantee & Trust Company to write the fol-
lowing letter to me:

"Dear Sir:

This will serve as your authority to represent
us in the matter of the sale of water from
the wells in West Hollywood and Sherman. It
will be agreeable to this company to make a
term contract, or outright sale of this water
at wholesale, with proper security or
responsibility behind it. We will be pleased to
have you take this matter up with any parties
you desire, on the understanding that before
any commitments are made the matter will be
submitted to us for final decision and approval.

Yours very truly,
TITLE GUARANTEE & TRUST CO.
etc. etc."

Kindly get a letter along the above lines
signed-if agreeable.

Enclosed find copy of letter I have written
Messrs. Chandler and Spaulding today.
Yours sincerely,

RF:KLM

(Copy)

120-20
SALISBURY AND BRADSHAW
Los Angeles, California

December 12 1922

Colonel Ed Fletcher
Fletcher Building
920 Eighth Street
San Diego California

My dear Colonel Fletcher:

Many thanks for your letter and the package
containing the San Luis Rey maps. I have
not had time to thoroughly look the latter
over, but will as soon as I can, after which
I will return them to you. This will prob-
ably be within the next few days.

Regarding the Doane Valley information. You
will remember that I spoke of the reservoir
site up there and asked you what you thought
the plans of the San Diego Gas and Electric
Company might be. I also asked if you knew
anything about the original transfers of the
property. Since that time some other things
have come to my mind about which I might have
asked you, so I'll ask them now:

1 - Who was the original owner of the dam and
reservoir site?

2 - Do you know to whom it was transferred,
and also about all the different transfers
that have been made on it, and when made?

3 - Do you know whether or not a dam and
reservoir site was granted by one of the
original owners, and if so, to whom and by
whom and when?

4 - If such a dam and reservoir site was
granted, how much land went with it and how
was the size of the reservoir to be deter-
mined?

cc - Chandler
Shoults
Woodruff

Colonel Ed Fletcher -2-

5 - Who now claims the rights other than the Canfield Estate, and where, if any, are documents which would indicate whether anyone, other than the Canfield Estate, was owner of the property?

6 - A man named Adams I have heard spoken of as a claimant for this dam and reservoir site. Do you know him, and where does he come in on the title?

Of course, as you know, the Canfield Estate believes itself to be owner of the dam and reservoir site, as well as of a considerable area of surrounding land, and intends to see that these rights are preserved.

Answers by you, though, to the foregoing questions will help me a lot in forming a clearer idea of the status of the Canfield lands around the Palomar Mountains.

Thank you very much for the pictures of the Murray and Hodges dams, both of which are remarkable structures. The costs on the Murray dam are truly enlightening. I had not supposed that a dam of that size, under present day costs, could be built for so low a price. Before long I hope to be in San Diego again and will surely take advantage of your invitation to look these dams over.

I have had several talks with Mr. Spalding, Chairman of the Board of Trustees of the City of Beverly, and he will be pleased to receive a letter from you stating just what kind of a deal your people will be willing to make on the Sherman water. As discussed the other day, I think it would be a good thing for you to submit a proposal to deliver water to the City of Beverly from a 500,000-gallon sump near the

Colonel Ed Fletcher -3-

town of Sherman, and name a price per million gallons delivered, or per hundred cubic feet, or any other unit. In my opinion, however, the Board and the people of Beverly will eventually be more likely to entertain a plan of outright purchase, and I would suggest that you name a price for all your water rights as a whole, or that you state that you will agree to enter into a contract with the City of Beverly to deliver a certain number of miners' inches of water to them at so much per miners' inch - Beverly to take the water on the basis of 100 inches the first year, and thereafter as needed, and the final payment to be made when it has been determined just how many inches the wells will produce and Beverly can use. I think you take no risk whatever in the possibility of Beverly's not growing big enough to use all the water, as there will undoubtedly come a day when Beverly will have to seek additional supplies, even though possessor of the Sherman wells. This, however, can be worked out then, as I have in mind several other sources.

Going back to the Doane Valley information, I am really in no rush for this, but will appreciate it very much when you do get time to shoot it along.

Sincerely yours,

A. J. SALISBURY JR.

AJS Jr
HEW

New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California

December 20, 1922.

Col. Ed Fletcher,
Fletcher Bldg.,
San Diego, Calif.

My dear Colonel:

Answering your favor of December 13th to Mr. Chandler,
relative to the Beverly matter, in which you have en-
closed a copy of Mr. Salisbury's report, permit me to
thank you on behalf of Mr. Chandler for your courtesy
in this matter and also to thank you on our behalf.

I would be glad to know when you will again be up this
way, so that we can again discuss this matter with you.

I trust that by this time you will have received a letter
from Mr. Morlan.

Wishing you the compliments of the season and with kindest
personal regards, I am

Yours very truly,

SHW-YR



New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California

December 26, 1922.

Col. Ed Fletcher,
Fletcher Bldg.,
San Diego, Calif.

Dear Sir:

I am asking the Title Insurance and Trust
Company to send you the enclosed letter.

I find that the size of the 500,000 gallon
tank is 55 feet in diameter by 23 feet high.

Yours very truly,

TRACY E. SHOULTS COMPANY

By

SHW-YR



December
Twenty-eighth
1922

Mr. Tracy Shoults,
269 So. Larchmont Blvd.,
Los Angeles, California.

My dear Shoults:

I have gone as far as I can with Kerckhoff on that Kerman property in San Joaquin Valley. There are 320 acres in the townsite and his definite offer is \$75 a lot. He has intimated he will take \$200 an acre for the land on easy terms, on a sales contract, we guaranteeing sales of 500 acres the first year, 1,000 acres the second, 1500 the third, 2,000 acres the fourth and the balance in the fifth year on very easy terms.

This land has the cheapest water right in the State of California, the present rate being about \$2.60 per acre per annum, and 10 years hence when all the bonds are paid it will be \$1.60. It is only bonded for \$8.00 an acre. It has the first right on the Kings River, the Southern Pacific Railroad has a station at Kerman in the center of the tract.

Kerckhoff's net figure is \$200 an acre. We might be able to reduce that somewhat but I don't think we can reduce it very much.

I suggested when we were there, and I again urge you to send someone up immediately to get valuations on surrounding lands. This will give you some idea as to whether Kerckhoff is giving us the right price or not. Personally it seems remarkably cheap land, and this land should easily sell at \$300 an acre with water under the right sales agency, just as it stands. It is up to you to come back now with something definite or let's call the matter off.

Yours very truly,

EF:KLM

cc- Mr. Woodruff
Mr. Chandler

WILSON 2242
WILSON 2242

New Windsor Square



269-271 So. Larchmont Boulevard
Los Angeles, California

Dec. 30, 1922.

Colonel Ed. Fletcher,
Fletcher Building,
San Diego, Calif.

My dear Colonel Fletcher:-

I note that in one of your letters to Mr. Spaulding, you spoke about the Title Guarantee & Trust Co. being willing to make a contract for water at 5¢ per 100 cubic feet. You should correct this as soon as possible, as the water would not come from the Title Guarantee and Trust Company, but from property held by the Title Insurance and Trust Company.

Yours very truly,
TRACY E. SHOULTS COMPANY,

SHW:JB

By *J. H. Woodruff*

January 19, 1924.

Mr. S. H. Woodruff,
2690 No. Beachwood Drive,
Los Angeles, Calif.

My dear Woodruff:

Attached hereto is map showing in red approximately 7,000 acres known as the Waring option. I have a written option, a copy of which is herewith inclosed, and am getting half the commission which would be turned in in case I went into the syndicate.

I have an option on the Hawley-Miller tract, known as the Thum-Fletcher tract at \$60 an acre. We can get almost any reasonable terms we want on it. There is an oil lease on part of it.

The 100 acres marked Ed Fletcher I will turn in at the same price - \$60 an acre, or leave it out, just as preferred.

Regarding the lands marked in yellow which I own around Mission Gorge, not including the lands necessary for the dam and lands flooded, I will turn these lands in at \$50 an acre on easy terms.

I think I can buy the Sloss 480 acres at \$50 an acre, and the two small pieces marked A. A. Prevert and M. Hall lying between the Thum-Fletcher and Waring tracts I can probably tie up at between \$50 and \$75 an acre.

If a quick decision is made we can get these lands in the irrigation district that we want in.

I will take a tenth interest in this syndicate. Am satisfied Stern will take a tenth. I have a Mr. Campbell who would also take a tenth - probably two tenths.

The Cuyamaca Water Company has the water for this tract, but it means quick action. I must have a final answer this coming week whether you are interested or not. If so, I will get under option the two small pieces marked M. Hall and Prevert.

Please get busy immediately with Mr. Chandler and Mr. Clark, and let me know next week if you will be interested, in which case I will have everything tied up in ten days from date.

Yours very truly,

EF:AH

(Copy)

Owensmouth, Calif. Star Route.

Jan. 15, 1924.

Col. Ed. Fletcher,
San Diego, Calif.

Dear Sir:

At the suggestion of Mr. R. McConnell, am hereby giving you an option to purchase my 7000⁰⁰ acres of land that I bought from Harrison & Hall, surrounding the Murray Dam, located in San Diego County, California, for a period of 30 days from this date for \$50.00 per acre, on the following terms.

Ten thousand dollars on or before Feb. 15, 1924.

Fifteen thousand dollars on or before 90 days thereafter.

Twenty five thousand dollars on or before Sept. 1st 1924 and the balance of the purchase price to be paid, covering a period of years mutually agreed upon with interest at six percent per annum, payable quarterly, and with release clauses to be mutually agreed upon.

Time is the essence of this agreement.

If this agreement is acceptable to you please acknowledge receipt of same.

Yours truly,

BRUCE WARING

September 8, 1924.

Mr. S. H. Woodruff,
2690 N. Beachwood Drive,
Los Angeles, California.

My dear Mr. Woodruff:

Enclosed find original letter from Mr. King, chief engineer for the La Mesa Irrigation District which is explanatory. He was also chief engineer and construction engineer on the San Dieguito Irrigation District, and the first engineer that I ever heard of that has come within his estimates of cost in installing a water system.

He is also at the present time chief engineer for the San Ysidro and Lakeside Irrigation Districts and is now employed in the organization of the Ramona Irrigation District; also an irrigation district of 10,000 or 11,000 acres that is proposed over in Imperial Valley. He has been my engineer for years and is consulting engineer for the Cuyamaca Water Company, a thoroly reliable chap. I approve of everything he has said.

I believe that somewhere between 4,000 and 5,000 acres of these proposed lands should be included within the La Mesa Irrigation District. I will undertake to have this done, will secure all the options at the lowest possible cost without compensation to me, will turn over without expense my one-fourth interest in the Thum lands; also there are about 100 acres between the Thum lands and the Murray Estate which I own and to which I will give a clear title without additional compensation.

In consideration of the above, I am to have twenty-five percent of the net profits on the acquisition and development of the Waring, Thum and Murray properties, after the syndicate gets returned to it its original investment, monies advances for the development of the property and 6 percent interest. The property to be handled by the Southern Title Guaranty Company of San Diego in trust.

THOMAS H. KING
ASSOC. M. AM. SOC. C. E.
MEM. AMER. ASS'N. ENGR.
CIVIL ENGINEER
September 8, 1924

920 EIGHTH STREET
SAN DIEGO, CALIFORNIA

I am having a hard time to hold this situation in line and I was informed that I had to give a definite answer on the Waring property today, but I hope to carry the matter over until Thursday of this week, awaiting the final decision of you and your associates on that date, at which time something will have to be put up with the Waring people as an option.

I am going to San Francisco Thursday night and should tie up the Murray Estate on Friday if you people desire to go ahead with the proposition.

Mr. Thum is getting excited over the oil possibilities. Is coming here Tuesday morning. I am fighting with him to keep him from giving an oil lease on the property.

The situation is going to get away from me if I do not do something this week.

Yours very truly,

EF:KIM

cc- Mr. Chandler

P. S. If you want to tie this property up and get possession immediately, I can arrange with the irrigation district whereby we put in the trunk lines, the location and size satisfactory to the district, at our own expense on our own properties, and a little later on the La Mesa District, when it gets its bonds sold, will refund us for the lines in full.

You asked me how the rest of these lands that we buy are going to get water, lands that are not convenient or really tributary to the La Mesa District. Part of these lands are in the El Cajon Valley and will be taken care of by pumping from the valley. We have already developed one mighty fine well. Part of the lands will be taken care of in the water development on the San Diego River and the balance from water developed in Aiyarade Canyon. These outside lands are the least available to sell to the public at the present time but will become of tremendous value when our 5000 or 6000 acres between Murray dam and Grossmont are sold. It would be too expensive to put all of these lands in the district at the present time and conditions do not warrant it.

ED FLETCHER

Colonel Ed Fletcher,
920 Eighth Street,
San Diego, California.

My dear Colonel:

I regret that I did not have the opportunity to meet your Mr. Woodruff and discuss a water supply for the Warring, Thum, and Murray Estate properties. For Mr. Woodruff's information the following perhaps will be of interest.

I have made a careful study of the water supply of the Guyamaca system and have made a report to the Directors of the La Mesa, Lemon Grove and Spring Valley Irrigation District showing that this system properly developed will produce ample water for an irrigation district of 19,500 acres, the present area of the District being now approximately 14,250 acres. This report was for the purpose of obtaining the approval of the Bond Certification Commission of California to a bond issue which will enable the La Mesa District to acquire and develop the Guyamaca system. This application has received the informal approval of the Bond Certification Commission. Our application is formally before the Bond Commission and the formal approval is expected this week.

In all probability the bond election will be held within the next 30 to 60 days. This election will determine whether or not the Guyamaca system will be purchased by the District.

This project has the unanimous approval of the Board of Directors of the District and there is good reason to believe that the voters will support the Board in their action.

After years of observation I am convinced that the logical development of irrigable lands is thru the organization of irrigation districts for a number of reasons, some of which I will outline.

First: A public utility such as the Guaymas Water Company is would be subject to a demand from the City of San Diego in case of a water shortage in the City which might result in taking the water away from the irrigator. The irrigator, of course, would be entitled to damages but litigation would be sure to result and the condition is unsatisfactory. I seriously question if any contract for irrigation water made with the Guaymas Water Company, a public utility, would be binding in case of a shortage of domestic water supply.

Second: The Water Company must operate at a profit and the price of water is continually fluctuating, depending upon the Railroad Commission decisions. A privately owned company can not operate as cheaply as an irrigation district.

Third: The irrigator within an irrigation district has a greater assurance of having a dependable supply of water than he could possibly have otherwise. The State Bond Certification Commission extends the most rigid supervision over the formation and operation of irrigation districts. This commission

is composed of the Attorney General, the State Engineer, and the State Superintendent of Banks. The State Engineer very carefully checks the water supply for the district and all engineering computations and designs and all work is done under his supervision. The State Superintendent of Banks carefully investigates the financial resources of the District and the Attorney General passes upon the legality of all proceedings. Bonds of irrigation districts are approved as legal investments for savings banks, trust funds, etc., and are sought after although bearing a lower rate of interest than many other bonds. California has a record of success in its irrigation districts, there being at present over 90 districts in operation with an area of over four million acres and outstanding bonds aggregating approximately \$150,000,000.

The La Mesa Irrigation District has asked for the issuance of 20-40 year bonds which is the usual form of irrigation district bond. Under this form of bond the interest only has to be paid during the first 20 years, thus making a very easy method of financing.

It will be the policy of the District to supply, as far as possible, water under pressure to every 160 acre tract at least. I have already recommended to the District that a considerable portion of the Warring, Thun, Murray lands be included within the district area.

There is only a water supply available in San Diego County for about one-third of the good irrigable lands and in

THOMAS H. KING
CIVIL ENGINEER

- 4 -

the near future a water supply for irrigation purposes for lands outside of the present irrigation districts will be out of the question and those persons who have had the foresight to get lands supplied with water will most certainly reap the benefit.

If I can be of any service at any time I trust you will not hesitate to call upon me.

Yours very truly,

T. H. King, Chief Engineer,
La Mesa, Lemon Grove & Spring
Valley Irrigation District.

THK:ME

September 18, 1934.

Mr. S. H. Woodruff,
2690 N. Beachwood Drive,
Los Angeles, California.

My dear Woodruff:

Enclosed find letter from Mr. Waring which is explanatory.

I may be able to get Waring to take \$2500 or \$5000 down and the balance of the \$50,000 in 90 days, with no more payments in ten years, 6 percent interest, payable semi-annually, and a reasonable release clause, say \$100 to \$150 an acre in 40 acre tracts. He wants to reserve 40 acres west of the Murray dam on that high hill and build a \$25,000 home on it this winter.

There are approximately 7,000 acres in the Waring piece.

The Thum land, about 1800 acres, can be purchased for \$75.00 an acre, \$5,000 down and the balance in 10 years with 6 percent interest, payable quarterly, with a release clause in 40 acre tracts of around \$100 to \$150 an acre. I own a one-fourth interest in the Thum lands which I will turn over free of any expense.

I also own nearly 100 acres more between the Thum land and the Murray estate property that I will turn over without any expense.

Thum owns something like 150 acres more, known as the Ballantyne property, which has a fine well on it, part of it is bottom land, and it can be bought for \$75.00 an acre from Thum. It should go with this property.

I saw the Murray estate people in San Francisco last week and Brown has agreed to let go the 500 or 600 acres including 5 houses and other improvements at the foot of Crossmont. Nearly one-half mile of it is in the El Cajon Valley facing on the state highway. The administrator will advocate a price of \$50,000, one-third down and one-third in one year and one-third in two years, with 6 percent interest, with a reasonable release clause.

-2-

My offer is to turn over the above options and the interest that I own in said properties above described free of cost, and in lieu thereof get 25 percent of the net profits after your syndicate gets back your money invested, cost of improvements and 6 percent interest.

Already 1,000 acres of this 10,000 acre proposition is within the boundaries of the La Mesa district. I agree to see that two or three thousand acres more are included in the La Mesa Irrigation District, which absolutely assures a good water supply. In other words, I would not advise putting over three or four thousand acres in the district at the present time, for we can develop enough water on the outside at much less money later on to put water on all of the lands, in my opinion, and it is too heavy a burden to pay taxes by putting all of the land in the district at the present time.

The best land that will bring the highest price close to Grossmont, La Mesa and El Cajon, should be put in the district and sold first at a handsome figure.

Our water supply for the balance of the land will come by pumping from the El Cajon Valley-Alvarada Canyon and part of it by the building of Mission Dam No. 3 on the San Diego River later on when we need it.

We killed the bond election for No. 2 on the San Diego River last week. No. 3, in my opinion, will be the next dam that is built on the San Diego River and will be recommended by the city manager this coming week to the city council.

If you and your syndicate intend to go into this proposition, please send me down \$5,000 by next Monday and I will tie Waring up, if possible for \$5,000 instead of \$10,000 that he asks, and it will not be necessary to put any money up to tie up Thum or the Murray Estate for the next 30 days. Please get some definite action on this proposition.

Never again will there be found in San Diego County, in my opinion, the snap that this proposition is. The building of Spreckels electric car line to La Mesa and to our property will be the greatest boom to that whole territory. Mr. Claus Spreckels has already publicly announced the building of the electric line to La Mesa when the water question is settled, and that will be settled next month by the purchase of the Guyanaga System by the La Mesa District. Claus has promised me faithfully to cooperate with an electric line to the center of our tract on some equitable basis and it is only an extension of two miles from La Mesa. I feel this is the last chance.

Please let me hear from you. I am sending a copy of this letter to Mr. Chandler.

Yours sincerely,

EF:KLM

cc- Mr. Chandler

January 12th,
1929

Mr. S. H. Woodruff,
2690 No. Beechwood Drive,
Los Angeles, Calif.

My dear Woodruff:

Thanks kindly for your letter of the tenth regarding Dana Point. I am more than pleased with the showing and will help you where I can with a list of names in the near future.

What has been done about the organization of the water company at San Juan Capistrano? Has the deal been closed?

I am still waited for those notes and a statement of the Sherman Water Company.

Have you sold any real estate recently?

I think I wrote you that I had spent two weeks with Colonel Copley and Attorney General Webb down in Mexico and the Gulf. We had wonderful fishing down at Magdalena Bay and Cape San Lucas. Colonel Copley's yacht was a real treat.

The Rancho Santa Fe Corporation is going ahead. We have bought out all the interests of the Rancho Santa Fe also I sold the Whitney interests to the new corporation and we may change the name of Solana Beach to Rancho Santa Fe.

I wish you would come down to look Fletcher Hills over - see what Bell Lloyd are planning to do.

Give me a ring when you can come down.

Yours truly,

EF:AK

February 28th, 1929.

Mr. S. H. Woodruff
2690 North Beechwood Drive
Los Angeles, California

Dear Mr. Woodruff:

I will be in Los Angeles Monday morning and hope to see you there.

Can you come down and have breakfast with me at 7:30 or 8 o'clock at the Biltmore?

Yours very truly,

EF:GMF

March fifth, 1929.

Mr. S. H. Woodruff
2690 North Beechwood Drive
Los Angeles, California.

Dear Mr. Woodruff:—

I had a talk with Mr. Chandler. He feels that if anything is done in Arizona a Diesel engine of our own should be installed and not encourage either power company to put in a plant. You better talk with him there.

Please let me know what your understanding is if we go ahead with the Arizona deal as to reimbursement to you for your actual money expended, plus 6% interest. This is my understanding.

Yours very truly,

EF:GMF

March Fifth,
1929

Mr. S. H. Woodruff,
2690 No. Beechwood Drive
Los Angeles, Calif.

My dear Mr. Woodruff:

We are getting ready to finish up our income tax report.

Is there any statement that should come to me on the Sherman Water Company before I file my income tax?

An early reply will be appreciated.

Yours truly,

EF:AK

March Twenty-seventh,
1 9 2 9

Mr. S. H. Woodruff,
3045 Wilshire Blvd.,
Los Angeles, Calif.

Dear Mr. Woodruff:

Enclosed find affidavit duly signed and acknowledged
all as per your letter of March twenty-fifth.

Yours truly,

EF:AK

S. H. WOODRUFF
Realtor

Executive Office:
3043 Wilshire Boulevard
Los Angeles, California
Telephone Fitzroy 2141

April 5, 1929

Mr. Ed Fletcher
Fletcher Building
San Diego, California

My dear Mr. Fletcher:

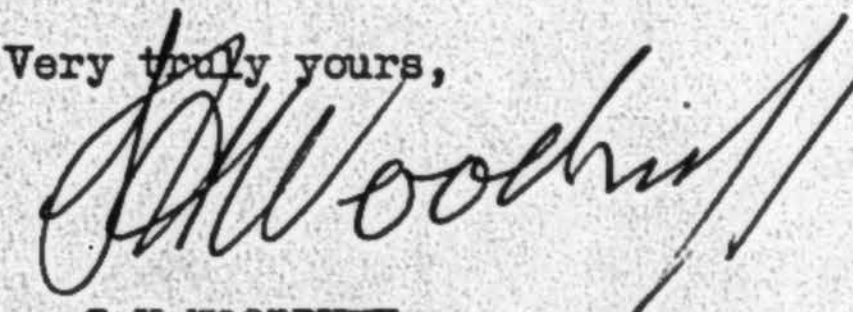
We have put up the \$50,000 bond with the State
of Arizona, and have started drilling the first well on
the Carey Act property as of April 2nd.

I have put up \$10,088.13, a statement of same
is enclosed. I think that each should put in a like amount,
so as to make sufficient funds to hold the property in
shape and do sufficient work, so we can dispose of it.

There has been an Arizona Corporation formed.
The contract has been assigned to the Arizona Corporation,
for which all of the shares have been issued to me. We
will get a permit from the state, for this issue, and when
that is done 20% of the stock will be issued to you; 20%
to Harry Chandler; 20% to James B. Girand and 20% to myself,
and the balance to be left for future disposition.

They will place the first well, and we will
expend say possibly \$10,000.00 to put the wells down and
equip same, then we will from that point on get together
and decide what to do. We are doing this work simply to
protect our rights, so as to hold this property intact and
show that we have made a start.

Very truly yours,



S H WOODRUFF

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**GARRY ACF PROJECT
EXPENDITURES TO 4/3/29**

DATE		AMOUNT	AMOUNT
<u>1914</u>	Telephone & telegraph	\$ 6.00	
	Traveling expense	29.60	
	Meals	9.05	
	State of Arizona	250.00	
	Inspection fees	60.00	
	Soil analysis	12.00	
	Girand for expenses	265.50	
	Stenographic expense, printing & stationery	4.65	\$ 641.60
<u>1915</u>	Stenographic expenses, printing & stationery	41.45	
	Telephone & telegraph	44.66	
	Girand for expenses	407.70	
	Traveling expense	70.30	
	Meals	45.15	
	Auto, storage, etc.	14.55	
	Girand for expenses	355.55	
	Sanguinetti "	148.60	1,126.96
<u>1916</u>	Stenographic fees	4.50	
	Attorneys fees	128.00	
	Girand for expenses	25.00	
	" " "	600.00	
	Recording fees	29.15	
	Taxes	7.26	
	Auto, storage & misc.	27.50	
	Meals	23.95	
	Traveling expense	94.75	
	Telephone & telegraph	26.94	1,015.95
<u>1917 & 1918</u>	Recording fees	5.25	
	Misc. expense	3.75	
	Traveling expense	148.15	
	Stenographic, printing & stationery	24.27	
	Telephone & telegraph	8.45	190.87
11/11/22	- F McDee Spencer legal fees		1,500.00
"	" " " " "		150.00
2/19/23	- " " " " "		130.00
6/5/22	- J B. Girand - Auto - Yuma - inspection exp.		112.50
6/8/22	- S H. Woodruff & J E Shultz - Gila Bend trip		196.22
5/1/22	- E L. Farren - Expenses		100.00
10/22/22	- Retainer W E Ryan - paid to Girand		250.00
12/30/22	- S H Woodruff - Trip to Phoenix		65.00
9/20/23	- S H Woodruff - " " Arizona		100.88
6/7 & 9/20/23	- Ellinwood & Ross - filing fee, etc.		322.30
9/20/23	- J B Girand - Expense to Yuma		78.15
1/6/24	- " " " " "		28.78
1/6/24	- Arizona Corp. Com. Annual filing fees & register fees re Irrig. Land Company		20.00
3/12/26	- E A Smith expense		100.00
3/19/29	- J M McGroahey - Arizona trip		100.00
3/26/29	- " " " " "		100.00
4/3/29	- J Girand, Jr a/c well drillers contract project #1		350.00
			<u>6,736.01</u>
TOTAL EXPENSES PAID			
	Interest on 1914 expenses @ 6% - to 12/31/28		\$529.94
	" " 1915		572.02
	" " 1916		721.43
	" " 1917		84.18
	" " 1918		39.26
	" " 1922		902.45
	" " 1923		152.11
	" " 1924		11.76
	" " 1925		12.00
			<u>3,550.15</u>
			<u>10,088.15</u>

S. H. WOODRUFF
Realtor

Executive Office:
3043 Wilshire Boulevard
Los Angeles, California
Telephone Fitzroy 2141

April 25, 1929

Mr. Ed Fletcher
1020 Ninth Street
San Diego, California

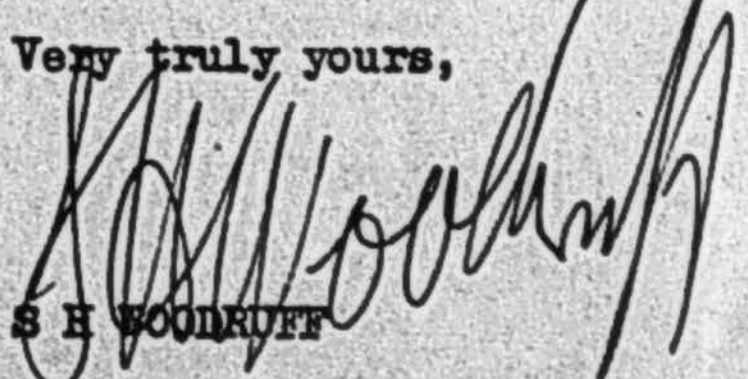
Dear Mr. Fletcher:

Answering your favor of the 23rd, I herewith send a copy of my letter to you of April 5th. Supplementing the same, I would say that all the bills on this property are paid, so far as I know, with the exception of the cost of the present well drilling.

We have one well down 100 feet, apparently with fine showing of water, and are putting down another 100 foot well. Probably when this is done we will put one down on the Mesa. It is my idea to spend \$20,000 or \$25,000 at this time, to get started. Mr. Chandler has sent me his check for \$10,088.15, and I have also put that amount into the property, and when you put the same amount in we will have \$30,000.

It is an Arizona Corporation, without stockholders liability. The contract which I received from the State has been assigned to the Arizona Corporation, and we are asking the Corporation Commissioner of Arizona for a permit to issue all the stock to me, and permit me in turn to issue 20% of the stock to each of the parties who put up \$10,088.15. I do not anticipate that we will use very much more money than this initial amount, and I think we have a marvelous deal. So kindly let me hear from you as soon as possible, enclosing check for \$10,088.15.

It is the idea to put water on sufficient of the land so we can either sell all the stock in the corporation, if we wish to, or dispose of the land as the water is developed, to purchasers.

Very truly yours,

S H WOODRUFF

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Dana Point
on the South Coast

Hollywoodland
in the Hills of Hollywood

April Fifth,
1 9 2 9

Mr. J. P. Woodward,
Encinitas,
California.

Dear Mr. Woodward:

I acknowledge receipt of your letter of the fifth.

I will be glad to go the limit for Mr. Horton.

Yours truly,

EF:AK

April Fifth,
1 9 2 9

Mr. S. H. Woodruff,
2690 No. Beechwood Drive,
Los Angeles, Calif.

Dear Mr. Woodruff:

Colonel Fletcher wanted me to write you that
he will not be in any condition to make the trip
on Sunday to Arizona, much to his regret.

It will have to be post-poned until later.

Yours truly,

AK

April Ninth,
1929

Mr. S. H. Woodruff,
2690 No. Beachwood Drive,
Los Angeles, Calif.

My dear Mr. Woodruff:

I was sorry I did not connect up with you on Sunday.

I got over my cold sufficient to be in Los Angeles
Sunday and coming home Monday on our Anniversary, but
I was not in any shape to make the trip to Arizona.

I hope to later on make the trip.

I will have to stay on the job here for a while
and catch up with my work.

Yours truly,

EF:AK

S. H. WOODRUFF
Realtor

Executive Office
3043 Wilshire Boulevard
Los Angeles, California
Telephone FItzroy 2141

April 17, 1929

Colonel Ed. Fletcher
Fletcher Building
San Diego, California

My dear Mr. Fletcher:

I wrote you some days
ago with reference to your payment
in the Carey Act deal.

We are going right ahead
with this work, and Mr. Chandler
is sending in his check, and it
seems to me that we have a very
good deal, so you had better send
in yours.

Very truly yours,


S H WOODRUFF

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April Twentieth,
1929

Mr. S. H. Woodruff,
2690 No. Beechwood Drive,
Los Angeles, Calif.

Dear Mr. Woodruff:

Answering your letter of the seventeenth will say
Colonel Fletcher has been out of town for over a
week but you will no doubt hear from him early next
week, on his return.

Yours truly,

AK

April Twenth-third,
1929

Mr. S. H. Woodruff,
2690 No. Beechwood Drive.,
Hollywood, Calif.

My dear Woodruff:

Answering yours of the seventeenth on my return from
a trip out of town will say that before I can go
into this proposition I want to know all the facts
in the case in better form, particularly what
obligations there are outstanding at present.

Will you please give me a brief outline of
the whole thing just as a matter of record, and
oblige.

Sincerely yours,

EF:AK

May second, 1929.

Mr. S. H. Woodruff
3043 Wilshire Boulevard
Los Angeles, California.

My dear Woodruff:

I was hoping to see you tomorrow in Los Angeles,
but it is out of the question and will have to go over
until early next week.

Please be a little patient with me.

Yours very truly,

EFLGMP

May Tenth,
1929

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

Dear Mr. Woodruff:

Referring to your letter of April 5th, 1929 with
statement showing \$10,088.15 already put up, also
your letter of April 25th, 1929, will say I tried
to get you by phone twice today and failed.

I want to go into this proposition. I have been mighty
hard up for ready money but have plenty of interest
bearing contracts.

I see that Mr. Chandler has already put up his part,
i.e. \$10,088.15.

Regarding Mr. Girand, I take it that he has been your
engineer in this matter and so far has not put any
money into the proposition. Am I to understand that
Girand is buying 20% of the stock and putting up
\$10,088.15?

If possible, I want to take up 20%. In any event
I want to take \$10%. I can send you up \$1000 and
if you can spread it over a long enough period I will
probably take the 20% but I will not go out and borrow
money to go into a new enterprise.

Please let me know what your pleasure is in this
matter at your earliest convenience.

It has cost me \$15,000 or \$20,000 a month to run my
"shebang" down here and keep up my orchard maintenance
and it has been "nip and tuck" but things look a
little brighter.

2

Has any Dana Point stock been sold recently and what can I get for it or had I better keep it?

In order to keep my end with the First National stock here I have got to make up \$12,000 in the next two or three weeks to say nothing of \$15,000 for Irrigation district taxes as well as my regular expenses so you see life is not a bed of roses for me.

With kindest personal regards,

Sincerely yours,

EF:AK

TELEPHONE FITZROY 2141

S. H. WOODRUFF
REALTOR

EXECUTIVE OFFICE:
3043 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

May 17th, 1929

Colonel Ed Fletcher
Fletcher Building
San Diego, California

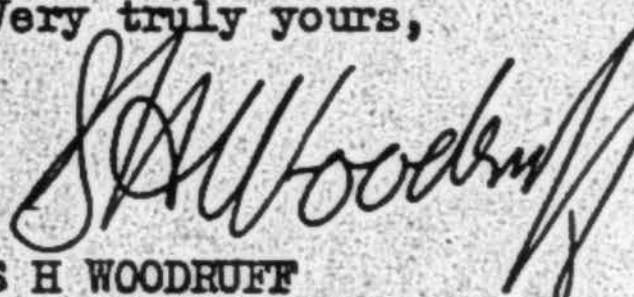
Dear Mr. Fletcher:

I have your note with reference to your going in the Carsey Act. We are now drilling on the third well.

I think it would be all right for you to send \$2000.00 now, and the rest as you can during the next two or three months, as you should surely stay in this deal if you look on it as I do.

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Very truly yours,


S H WOODRUFF

S. H. WOODRUFF
REALTOR

EXECUTIVE OFFICE:
3043 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

June 1, 1929

Col. Ed Fletcher
Fletcher Building
San Diego, Calif.

Dear Sir:

Enclosed herewith find Corporation Franchise Tax Return for the Sherman Water Company for the year 1928, on which we have had an extension for filing.

Mr. Cook tells me that you were the president of the company, and should sign this on the third page. Will you kindly do so and have a notary attest your signature, and return to us for filing.

Yours very truly,

Jas. P. Bennett
For S. H. WOODRUFF

Per D. J.

JPB:DG

road to Woodruff

June Fifth,
1929

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

Dear Mr. Woodruff:

Answering your letter of June first, enclosed find Corporation Franchise Tax Return for the Sherman Water Company for the year 1928, which I have signed.

Yours truly,

AK

S. H. WOODRUFF
REALTOR

EXECUTIVE OFFICE:
3043 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

June 26th, 1929.

Colonel Ed. Fletcher
Fletcher Building
San Diego, California

My dear Colonel Fletcher:

I have your letter with reference to getting a tenant for 3000 to 5000 acres of land in cotton in the Arizona Carey Act. Bear in mind our technical position.

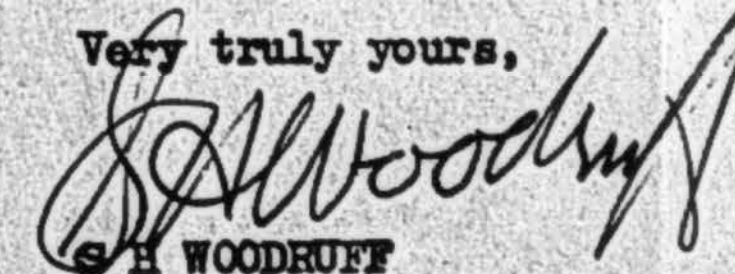
The Government has made a deal to turn this land over to the State, the State in turn has placed a contract with us to put water on the land, giving us a first lien on the land for the cost of the water and our profit, and, by the provisions of the Act, permitting us to sell the water rights at \$150.00 per acre, \$15.00 per acre down and \$15.00 per acre per year, plus 6% for accrued interest on deferred payments, plus \$6.00 per acre for the use of the water until such time as we have received \$150.00 per acre for all the land in the project; then the "setters" are to have the water and equipment under a Mutual Water Company plan, each "setter" permitted 160 acres.

Therefore, under the provisions of this law, it will be impossible for us to lease the land to a tenant to put in cotton; just the same as it would be impossible for us, if we were building a building, to lease a building upon which we had a contract.

The only way it could be accomplished would be for a group of men to take 160 acres each, and take the land under the technical provisions of the Carey Act.

Otherwise, your idea to lease 3000 to 5000 acres of the land might be very attractive.

Very truly yours,



S. H. WOODRUFF

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Note: Why can't you sell the whole thing to these people who would like to lease it?

June twenty-first

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

My dear Woodruff:

Enclosed find copy of letter I have written Mr. Chandler that is explanatory.

I wish you would talk the matter over with Mr. Chandler fully and if agreeable write me and I will try to get a good tenant to go in there and take from 3000 to 5000 acres of that land and farm it to cotton, but I want authority from you to say what arrangements I can make.

Sincerely yours,

EF:AK

July Third,
1929

Mr. S. H. Woodruff,
3045 Wilshire Blvd.,
Los Angeles, Calif.

Dear Mr. Woodruff:

I suggested to Mr. Chandler that we get Mr. Corree interested in putting 300 or 400 acres into cotton on the Gila River.

He is interested and is going over there next Tuesday to look the property over. He knows exactly where it is.

It was he who farmed many thousands of acres to cotton for Gillespie and has also had business relations with Mr. Chandler.

Chandler says he is a fine man and I know he is.

What I want to know is this, What provisions are there in the Cary Act that will prohibit us from making a five year lease to grow cotton on the Arizona property?

I just have this information before Mr. Corree leaves.

Sincerely yours,

EF:AK

July 3rd, 1929

Mr. S. H. Woodruff
2690 North Beechwood Drive
Los Angeles, California.

Dear Mr. Woodruff:

The stockholders of the Sherman Water Company are as follows:

S. H. WOODRUFF
W. C. DAVIS
H. E. DOWNEY
ED FLETCHER
JAMES P. BENNETT.

Yours very truly,

EF:GMF

S. H. Woodruff
W. C. Davis
A. E. Downey
Ed Fletcher
James A. Bennett.

information
furnished by
Mr Fletcher

July 3th, 1929.

Mr. S. H. Woodruff
3043 Wilshire Boulevard
Los Angeles, California.

My dear Woodruff:

Answering yours of June 25th will say I am having the devil's own time right now to pay my bills without borrowing.

If you want to leave the matter open a little longer I will appreciate it, but if you do not and get a chance to let the other fellow in on the Carey Act, there will be no hard feelings on my part.

Yours very truly,

EF:GMF

S. H. WOODRUFF
REALTOR

EXECUTIVE OFFICE:
3043 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

June 25, 1929

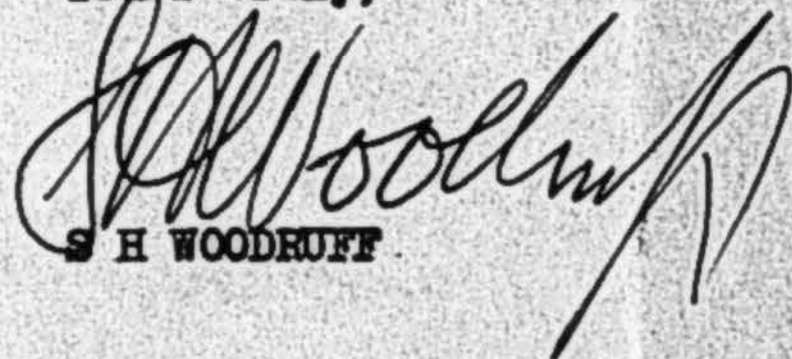
Mr. Ed. Fletcher
Fletcher Building
San Diego, California

Dear Colonel Fletcher:

Well, Colonel, what is it?

"To be, or not to be", on the Carey Act?

Yours truly,


S H WOODRUFF

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cc Harry Chandler

August Twenty-second,
1 9 2 9

Mr. S. H. Woodruff,
5043 Wilshire Blvd.,
Los Angeles, Calif.

My dear Mr. Woodruff:

I was unexpectedly called home to San Diego on business and flew from San Francisco to Los Angeles, arriving in Los Angeles about seven p.m. and home on the mid-night train.

I tried to get you by telephone but you did not answer.

I will be in Los Angeles again in a few days.

Please let me know when Mr. Mc Inerney is going to be on the scene. If you have any suggestions please drop me a line.

The Spreckels people have just sold the San Diego Hotel to the owners of the Alexandria and I am having a hard time holding off the Spreckels crowd from making a deal with the owners of the St. Francis of San Francisco. They have promised to wait a reasonable time.

Sincerely yours,

EF:AK

S. H. WOODRUFF

3043 WILSHIRE BLVD.
LOS ANGELES

August
29th,
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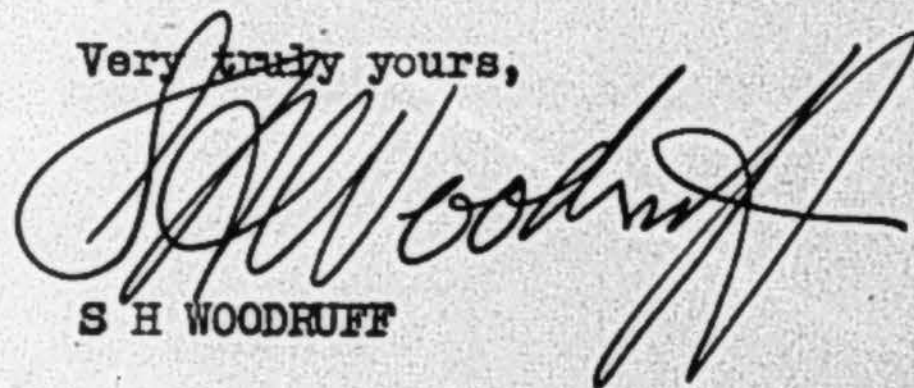
Col. Ed. Fletcher
1020 Ninth Street
San Diego, California

Dear Mr. Fletcher:

I enjoyed having luncheon with you at the Biltmore last Wednesday, very much indeed. The chicken was particularly nice, and I don't think I ever had a better Persian melon, and to top it off to have the pleasure of your charming company.

I have been wondering whether or not you wanted to be in the Arizona deal, and must know this pretty quick.

Very truly yours,



S H WOODRUFF

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August Thirty-first,
1 9 2 9

Mr. S. H. Woodruff,
5048 Wilshire Blvd.,
Los Angeles, Calif.

My dear Sydney:

Don you "Dear Mr. Fletcher" me. This is in answer to yours of the twenty-ninth.

I had to get back to San Diego in a hurry and flew down from San Francisco on Tuesday. I tried to get you by 'phone Tuesday night as I went through Los Angeles but your 'phone did not answer.

I had a note to wire you Wednesday morning and just now find the note on my desk.

I know your generous forgiving nature will forgive my error in commission and omission.

I had a talk with Mr. Chandler the other day about the Arizona deal and he said he would speak to you about it and give you some more time to decide whether to go in or not.

Frankly, this is the line-up on the financial situation. The deposits of our state have gone down 150,000,000 in the banks since the first of January. San Diego deposits have gone down six million. The banks have raised their rates of interest and any amount of money is being sent to New York on call getting from 7% to 10%.

The Building and Loan associations are taking a good deal of the deposits the banks used to have and real estate has not been moving any to rapidly down here with the result that until things look a little brighter I don't feel like branching out at all. I would like your reaction as to the financial situation, please.

I hear you are doing wonderful things at Dana Point and I am tickled to death over it.

I put through the syndicate of the Whitney lands and

2

and the Rancho Santa Fe lands with a new corporation functioning but the man at the head of it, in my opinion, is unfit for the job.

We paid \$425 an acre or thereabouts for about 1300 acres with 3/4's of a mile of ocean frontage and they got the Santa Fe holdings in the ranch on easy terms. It is the biggest thing on the coast that is left and in my opinion it is worth your while to look it over and buy that bunch out. I am on the executive committee and one of the directors.

The president who dominates the situation is not the man for the job and the quicker you come down here and look that situation over the better.

I will meet you at Solana Beach at any time.

They have hired Cheney who layed out Pales Verdes and he has submitted a splendid plan of development which they are now seriously considering. I have a map of it all and can show you the entire plan.

You can make five million dollars out of this property and in my opinion \$150,000 will swing the whole deal.

Included in our purchase is the finest 18 hole golf course in Southern California, The Rancho Santa Fe delightful little Inn, the town site and about 2000 acres of land in addition to the 1300 acres between the ocean and Rancho Santa Fe.

They have just let a contract to pave all the roads in Rancho Santa Fe under an improvement district.

Come on down and look it over.

With kindest regards,

Sincerely yours,

EF:AK

2 Mr. S. H. Woodruff

8-31-29

and the Rancho Santa Fe lands with a new corporation functioning but the man at the head of it has too many other interests in Los Angeles and, in my opinion, would sell on reasonable terms and conditions and get out of the picture.

We paid \$425 an acre or thereabouts for about 1300 acres with three-quarters of a mile of ocean frontage and they got the Santa Fe holdings in the ranch on easy terms. It is the biggest thing on the coast that is left and in my opinion it is worth your while to look it over and buy that bunch out. I am on the executive committee and one of the directors.

I will meet you at Solana Beach at any time.

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You can make five million dollars out of this property and, in my opinion, \$150,000 will swing the whole deal.

Included in our purchase is the finest 18 hole golf course in Southern California, the Rancho Santa Fe delightful Inn, the town site and about 2000 acres of land in addition to the 1300 acres between the ocean and Rancho Santa Fe.

They have just let a contract to pave all the roads in Rancho Santa Fe under an improvement district.

Come on down and look it over.

With kindest regards,

Sincerely yours,

EF:AK

September Twenty-fourth,
1 9 2 9

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

Dear Mr. Woodruff:

Enclosed find copy of letter from the Spreckels
Company also statement showing the total approximate
value made by the County covering the property
in question.

Mr. McErnery promised to come down on Tuesday
with you.

Please let me know when you are coming down. I
will be ready for you any day.

Yours very truly,

EF:AK

October Eighth,
1 9 2 9

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

My dear Mr. Woodruff:

I have been waiting for nearly two years for a final
statement of the Sherman Water Company and our
partnership but have never received one, neither
have I received a statement showing how our account
stands after the sale was made to the City of
Beverly Hills.

Regarding the San Juan Capistrano Water Company
matter, I paid my own expenses to San Francisco
twice in that regard, attending two railroad
Commission hearings, came to Los Angeles three
or four times and you remember brought up Judge
Sloane and in his presence suggested the
consolidation of the water companies that stopped
litigation and solved the water problem in that
section.

I am still waiting for that block of stock you were
going to give me.

I am a long suffering patient boy and await your
time to square a debt of honor.

Sincerely yours,

EF:AK

October Twenty-ninth,
1 9 2 9

Mr. S. H. Woodruff,
3045 Wilshire Blvd.,
Los Angeles, Calif.

My dear Woodruff:

Enclosed find clipping that may be of interested.

Have you ever announced your Ritz-Carlton proposition yet and when is your friend McErnery coming down, if at all?

I have submitted a two million dollar cash offer for the hotel, tent city, 240 acres to the south for the golf links also the 193 acres, the present golf links opposite North Island and including all the land east of Coronado.

I don't think it is going to be accepted.

Drop me a line Sydney and tell me if Mr. McErnery is considering further negotiations, please.

Sincerely yours,

EF:AK

TELEPHONE FITZROY 2141

S. H. WOODRUFF
REALTOR

EXECUTIVE OFFICE:
3045 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA

October 31st, 1929

Mr. Ed. Fletcher
1020 E. Ninth Street
San Diego, California

Dear Sir:

Answering your favor of
October 29th.

Mr. McAneny left for
New York about ten days ago. Will
be back some time in the Spring.
He felt that the price on the
Coronado Hotel was too high to be
interesting.

Did you get your notes
and statements of the Sherman Water
Company? Kindly send me receipt.

Very truly yours,

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S. H. Woodruff
S H WOODRUFF

Mr. Lummus

November 6th, 1929.

Mr. S. H. Woodruff
3043 Wilshire Boulevard
Los Angeles, California.

Friend Woodruff:

There are 865 acres of land owned by Lucie Oyharsabal who lives in France. This property adjoins yours on the north, with, as near as I can guess, about a mile of ocean frontage, known as Parcels "B" and "C".

I have a map showing your property in Dene Point and this property seems to be on the west and north. It runs to mean high tide.

Are you people interested at all in this property? They have been asking \$1000 an acre, but I believe I can buy it for considerably less.

They also own about 20 acres above Serra where there is a good water well. The legal description of the 20 acres, which are in the San Juan Capistrano River bed adjoining the Santa Fe Railroad, is Parcel "G" of the Oyharsabal tract. The whole tract can be bought on very easy terms with probably \$100000 down, \$100000 in two or three years, and the balance in ten years time.

If you are interested at all, let me know and I will go to the bat and see what can be done.

Yours very truly,

EF:GF

Dictated but not reviewed by Colonel Fletcher.

November Sixth,
1 9 2 9

Mr. S. H. Woodruff,
3043 Wilshire Blvd.,
Los Angeles, Calif.

Friend Woodruff:

I had planned to come up to Los Angeles Friday of this week but it is out of the question.

It will have to go over until next week some time, I am afraid.

Will sure see you the next time I am in Los Angeles.

Yours truly,

EF:AK

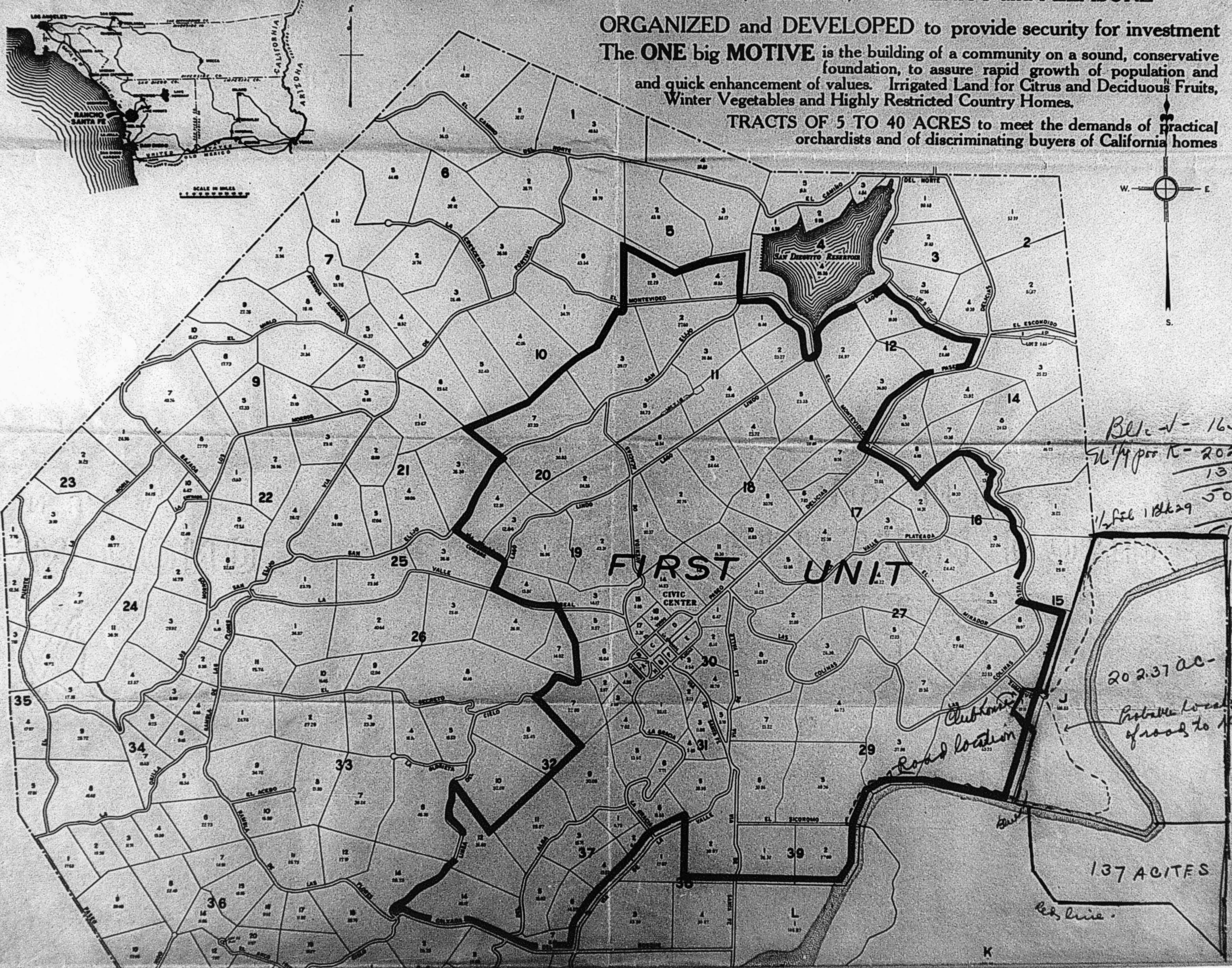
RANCHO SANTA FE

A composite of California's rare possessions of
WEALTH, HEALTH, PROSPERITY and PLEASURE

ORGANIZED and DEVELOPED to provide security for investment

The **ONE** big **MOTIVE** is the building of a community on a sound, conservative foundation, to assure rapid growth of population and quick enhancement of values. Irrigated Land for Citrus and Deciduous Fruits, Winter Vegetables and Highly Restricted Country Homes.

TRACTS OF 5 TO 40 ACRES to meet the demands of practical orchardists and of discriminating buyers of California homes



Blk V - 165.05
26 1/4 pr R - 202.0
137.
5049
5708
10.00 ac

20237 ac -
Probable location of roads to river

137 ACITES

Ret. line

June 11, 1923.

Mr. S. H. Woodruff,
c/o Tracy Shoults,
269 S. Larchmont Blvd.,
Los Angeles, Calif.

My dear Woodruff:

Inclosed find letter from Sinnard
which is explanatory and for your information. Please
bring it down with you.

Yours very truly,

EF:AH

May 18, 1923.

Mr. S. H. Woodruff,
c/o Tracy E. Shoults Real Estate Co.,
869 So. Larchmont Blvd.,
Los Angeles, California.

My dear Mr. Woodruff:

Answering yours of May 16th, if you will
examine the map which was sent you with my letter of
May 8th, you will see the 5 acres marked off at the
end of the turn where we stopped. It is in Lot 1,
Block 29, and if the boundaries are not satisfactory
we can get them changed, I believe.

The price of the 5 acres is \$100 an acres
not \$10.

I was sorry to miss you, but I waited until
25 minutes of three, the congestion of the traffic was
something fierce and I had two men waiting for me at the
depot, so I jumped on the car and just made it.

Let me know what you think of the Club
proposition on the Santa Fe Ranch, and how we best go
at it.

Yours sincerely,

EF:KLM

Hollywoodland

HOLLYWOOD 1344



HOLLYWOOD 6082

2690 North Beachwood Drive
Los Angeles, California

May 16, 1923

Col. Ed. Fletcher
Fletcher Building,
San Diego, California.

My dear Sir:

Answering your letter of May 9, Mr. Shoults is away at the Springs and as he is more interested in the Duck Club than I, I will turn the matter over to him and he will write you on his return.

Regarding the 510 acres at \$20 per acre, and 5 acres at \$10 per acre, will you kindly mark out where the 5 acre tract is on the map, and let me know?

I was sorry to miss you yesterday; I called for you at 2:30 but you had just left.

Yours very truly,

SHW NMH

See map -

May 9, 1923.

Woodruff & Shoults,
c/o Tracy E. Shoults Real Estate Co.,
157 South Larchmont Blvd.,
Los Angeles, California.

Gentlemen:

Confirming our verbal conversation, will say I will, on any basis we can mutually agree upon, go into the duck shooting proposition between Del Mar and Torrey Pines on the public lands of the City of San Diego.

I own Pueblo Lots 1335 and 1339, and a part of Pueblo Lot 1251. I understand you want 20 or 30 acres for a duck shooting pond. I will turn the land in at \$150 an acre as of this date, and the three of us will go in together on any reasonable plan that you may submit.

For less than \$500 I can make eight or nine duck ponds and arrangements have already been made with the city to get the water. The pipe line runs right thru the property.

I think we ought to all go in together on the proposition, each taking a fourth interest, Chandler, Woodruff, Shoults and myself, however, use your judgment and submit me a proposition.

The Santa Fe Railroad runs right thru the property and the flag station Raba is either on my property or just off of it, I do not remember which. That property some day ought to be good industrial property. A railroad switch is already there, and water. Part of the land can be reclaimed and made good farming land.

Proposition No. 2 - Santa Fe Ranch. It includes 510 acres, and in addition 5 acres which are within the Santa Fe Irrigation District. A map is herewith enclosed. I have an option on this 510 acres at \$20.00 per acre, and 5 acres at \$100 an acre. It is the place where Mr. Simard and I showed you the other day. I have noted in broken lead pencil lines two roadways to reach the river bottom. The land north of the river would also be accessible thru El Sierro, which divides Blocks 29 and 30. An extension of this road could be taken around the bend of the river and

along the bluffs and then connect up with the road up the hill. I believe I can get reserved a roadway thru Lots 2, 3 and 5, Block 29 and it would make one of the most picturesque drives in San Diego County.

The 137 acres lying south of the river will eventually be reached by a very good road thru Block K.

This property is on a direct line from the ocean to Lake Hodges. Four or five concrete dams, just walls 3 or 4 feet high can be built very inexpensively up and down the river and used for duck ponds. There is a seepage from the dam all of of the time, and I do not believe we would have to develop any water, but if we did, there is plenty of chance in the river bottom as we have, I should say, nearly 2 miles of river bottom altogether. There is one canyon off to the side where we could put in a little dam and put in our own private system, which would not be subject to overflow in the winter. We could do some tree planting and make that a beautiful spot.

Let me know what you think about it, and how you would suggest handling it.

Yours sincerely,

EF:KLM

L. G. SINNARD
MANAGER
J. B. LIPPINCOTT
CHIEF ENGINEER
KENNETH Q. VOLK
RESIDENT ENGINEER

TELEPHONE, DEL MAR 86-F-1

HEADQUARTERS
RANCHO SANTA FE
SAN DIEGO COUNTY
POST OFFICE ADDRESS
DEL MAR
CALIFORNIA

RANCHO SANTA FE
SANTA FE LAND IMPROVEMENT COMPANY
OWNERS

April 14, 1923.

Col. Ed Fletcher,
920 Eighth Street,
San Diego, Calif.

My dear Colonel Fletcher:

Referring to your letter of the 13th regarding lands to be presented for Gun Club:

I herewith hand you map on which I have outlined in blue, area proposed to be sold out of our subdivision for this purpose. You will note that the same contains approximately 510 acres. Outside of Block J, the areas have only been planimetered.

For a Gun Club, we would be willing to sell a part of Lot 1 in Block 29 which is within the district and therefore commands a water supply. This is one of the most beautiful building sites on the project, and I would suggest, with reference to building restrictions, that the Gun Club should not expend less than \$6,000 and probably up to \$10,000.

We are building a very beautiful five-room adobe house for Mr. Harlan at an agreed price of \$6,000.

I have noted in broken lead pencil lines, two roadways on good grade to reach river bottom. The land north of the river would also be accessible from El Sicomoro, which divides Blocks 29 and 39. An extension of this road would be taken around the bend of the river and along the heads of the bluff, and then connect up with the road up the hill.

If this Gun Club deal goes through, I would be inclined to reserve a roadway through Lots 2, 3 and 5 of Block 29, since it would make one of the most picturesque drives in San Diego County.

The 137 acres lying south of the river will eventually be reached by a very good road through Block K. Mr. Seeley tells me that parties negotiating for the unsold portion of Block K, will follow my original subdivision plan which would bring a road right into the 137 acres, so that the Gun Club would have accessibility to the place, provided, of course, my original plan is followed out.

I am becoming quite enthusiastic over your plan since I have recently learned of the very satisfactory profits being made in other parts of the State out of private hatcheries.

With reference to price: Subject to Company confirmation, I think you may figure on the rate of \$20.00 per acre, except for five acres in Lot 1 of Block 29, for which we would have to charge \$100.00 per acre.

#2

We would want to make reservation of rights of way for pipe lines and also, possibly, a small parcel for reservoir sites.

Very truly yours,



Manager.

LGS:C

cc WRHodges

DANA POINT CORPORATION

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LOS ANGELES, CALIF.

~~HILLSIDE 2141~~

NEW ADDRESS
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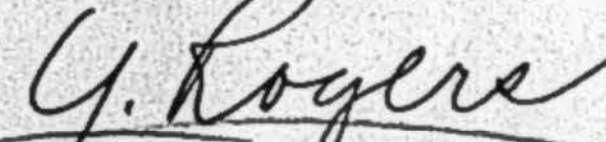
November 15 1935

Col. Ed Fletcher,
1020 Ninth Ave.,
San Diego, California.

My dear Col. Fletcher:

Still waiting for the \$202.00,
which we badly need. How about it?

Very truly yours,



FOR S. H. WOODRUFF

SEW:YR

Ed Fletcher Papers

1870-1955

MSS.81

Box: 34 Folder: 43

General Correspondence - Woodruff, S.H.



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