William G. Henshaw
Mills Building
San Francisco

FEBRUARY 7TH
1 9 2 2

Mr. Ed. Fletcher.,
San Diego, Calif.

re Warner Water Co. Statement.

Dear Mr. Fletcher:

I notice on your January, 1922, statement of the Warner Water Company you have erroneously charged Mr. Henshaw with interest on properties which you and Mr. Treanor have purchased.

Enclosed herewith you will find a bill against the Treanor-Fletcher Syndicate amounting to $4.25, At your earliest convenience kindly send me your check for this amount so as to straighten out this account.

You have a list of the 24 properties which you and Mr. Treanor purchased from Mr. Henshaw so in future please be very careful not to charge any interest after Jan. 1, 1922 on these properties to Mr. Henshaw.

Yours truly,

Wm H McCray

WHM/GL
Encs. 1.
c.c. J.T.

William G. Henshaw
Mills Building
San Francisco

Berth

FEBRUARY 10TH
1 9 2 2

Ed. Fletcher, Esq.,
San Diego, Calif.

Re Treanor-Fletcher Syndicate.
Certificates of Title to Properties.

Dear Mr. Fletcher:

As requested in yours of February 1st. to Mr. Treanor, I send you herewith the following:

1.	Bryan Anderson	Union Title Company.	No.	73217
3.	Bowman	Union Title & Trust Co.	"	33125
5.	Calac	" " "	"	31867
6.	Carroll Damsite	" " "	"	65916
7.	Tom Carroll	Southern Title Guaranty Co.	"	38760
8.	Jim Carroll	" " "	"	31553
9.	Chapman	" " "	"	36460
10.	Clancy	" " "	"	36616
11.	Craig	Union Title Company.	"	67711
12.	Eucalyptus Culture,	Southern Title Guaranty Co.	"	40054
13.	Gramman	Abstract Title & Trust Co. of San Diego	"	16597
14.	Hermans	Southern Title Guaranty Co.	"	31794
15.	Hooper	" " "	"	31554
16.	McCray	Union Title & Trust Co.	"	36344
18.	Peters	Southern Title Guaranty Co.	"	25900
19.	Lucy Stevens,	Union Title & Trust Co.	"	77816
20.	Geo.D.Stevens,	" " "	"	16038
21.	Swaile	" " "	"	8796
23.	Wakeham	" " "	"	57518
24.	Woosley	Southern Title Guaranty Co.	"	40057

Regarding the missing numbers:
2. Barnett, Is with Mortgage. no 4134 St Gold
17. Nulton, Certificate mailed Fletcher, Dec. 3, 1920.
22. Utt, We never did have this one here.

Kindly acknowledge receipt.

Yours very truly,

Wm Lees

WL/GL
Encs.
c.c. J.T.

We are sending the above by Wells Fargo today.

February
Fifteen
1 9 2 2

Mr. Wm. Lees,
c/o Wm. C. Henshaw,
762 Mills Building,
San Francisco, Calif.

Treanor-Fletcher Syndicate
Certificates

My dear Lees:

I find that the Bryan certificate was also delivered to Mr. Black on August 28th, 1919, and receipted for by him. This was not forwarded by you with the other certificates. Kindly let us have it at an early date.

Yours truly,

EF:KLM

cc- Mr. Treanor

February
Fifteen
1 9 2 2

Mr. Wm. Lees,
c/o Wm. C. Henshaw,
762 Mills Building,
San Francisco.

My dear Lees:

Answering your letter of Feb. 10th, I acknowledge receipt of the certificates, excepting the Utt certificate No. 26842, No. 37 on your list, which was delivered to Mr. Black on August 28, 1919, and I have his receipt for same. Kindly forward it at your earliest convenience.

Yours sincerely,

EF:KLM

cc- Mr. Treanor

Sept 15/1920
P. C Black
Receipted for Utt.
Cert 40057
to Title Guar Co

William G. Henshaw
Mills Building
San Francisco

FEBRUARY 17TH
1 9 2 2

Mr. Ed. Fletcher.,
San Diego, Calif.

Re Treanor-Fletcher Syndicate Certificate.

Dear Mr. Fletcher;

I have your two favors of the 15th inst. I have today gone through Mr. Black's files personally and can find no trace whatever of:

1. Utt Certificate.
2. Bryan Certificate. Have written Title Guar Co

Mr. Black claims that these certificates must have gone back to you. I have requested him to try to find out from his correspondnece just when they did.

Yours truly,
W. Lee S.

WL/GL
c.c. J.T.

William G. Henshaw
Mills Building
San Francisco

FEBRUARY 18TH
1 9 2 2

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

My Dear Fletcher:

TREANOR FLETCHER SYNDICATE CERTIFICATE

Referring to yours of 15th. and my reply of 17th. I have just heard from Mr. Black, He states.

" Under date of February 27, 1920 I sent to Mr.Fletcher 44 Certificates. Item 3 was the Utt.

In same letter I called attention to the fact that I sent him the Bryan Certificate on January 20, 1920.

Subsequently I got these certificates, or some of them back. I think I called for them Personally. Mr. Fletcher should have a later receipt than the one he mentioned of August 28, 1919 and which would show just what certificates I received

In any case the Utt & Bryan certificates are not in my possession. "

So if you cannot locate the certificates in your office you would probably be better off to order new ones.

Yours truly,
Lee.

WL/TR.

Mr Black must have the Utt according to receipt dated 9-15-20 P.M.

William G. Henshaw
Mills Building
San Francisco

FEBRUARY 20TH
1 9 2 2

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

Dear Mr.Fletcher:

I refer you to my letter of February 7th. regarding Warner Water Company statement for January 1922.

Will you please give this matter your early attention and forward me a check for $ 4,25 as I am very anxious to have this included in this months work so as not to confuse our bookkeeping.

Yours truly,

WHM/TR.

March 8, 1922.

TREANOR-FLETCHER SYNDICATE

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

Enclosed herewith find copy of letter from Mr. King, showing the changes that have been made in the Treanor-Fletcher deed, for your information. Everything is now being checked by the title company.

We have only today received the certificate of title on the Bryan property and have had to order a new certificate for the Utt property as it cannot be found.

Yours sincerely,

EF:KLM
cc- Mr. Treanor

March 21, 1922

Treanor-Fletcher Syndicate

Mr. Wm. G. Henshaw,
762 Mills Bldg.,
San Diego, Calif.

My dear Mr. Henshaw:

I have not yet received authority from you to make the corrections in the Henshaw to Treanor & Fletcher deed, as outlined by Mr. King and approved by the Southern Title Guaranty Company. Kindly authorize the corrections.

Yours sincerely,

EF:KLM

cc- Mr. Treanor

March 23d
1 9 2 2

Mr. Ed Fletcher,
San Diego, Calif.

Re Treanor-Fletcher Syndicate.

Dear Mr. Fletcher:

Referring to yours of March 8th and of May 21st.

This letter is to authorize you to have the necessary corrections made in the deed by Mr. Henshaw to Treanor and Fletcher as outlined by Mr. King and approved by the Southern Title Guaranty Company.

Mr. Black's letter transmitting papers to Mr. Treanor called attention to the fact of his not having time to revise the description and asking Mr. King to do so before recording the deed and I presumed that such was done and no further authority necessary.

I would like to have your signed note in this transaction as soon as possible as I am under promise to show it to our auditors and if I do not make good soon I'm afraid they may doubt my veracity.

Yours truly,

W. LEES

WL/GL

APPROVED

WM. G. HENSHAW

original in Private Papers.

April
Seventh
1 9 2 2

Mr. Griffith Henshaw,
762 Mills Building,
San Francisco.

MrS. XARISSA HILL MORTGAGE

My dear Mr. Henshaw:

In order to furnish a certificate of title showing the Bernardo Ranch is free and clear of encumbrance, excepting the $55,000 mortgage in favor of Mrs. Hill, we must pay off a second mortgage, the balance of which is $3,000, due on the Merrill property, together with interest to date amounting to $40.50.

We are drawing on you at three days' sight for this amount. This cleans up the Bernardo deal and gives you a five year mortgage at 6 percent.

We also had to pay the second installment of taxes on the Bernardo ranch, amounting to $785.40 in order to clear the title, so we have included this amount in the draft, making the total $3825.90.

Yours very truly,

EF:KLM

cc- Mr. Treanor

April
Seventh
1 9 2 2

TREANOR-FLETCHER SYNDICATE

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco.

My dear Mr. Henshaw:

Enclosed herewith find note of Mrs. Fletcher and myself in the Treanor-Fletcher Syndicate in the sum of $11,390.63.

Also agreement with Mr. Henshaw regarding the 15 foot additional contour in case the Santa Fe sale is made, under date of December 30, 1921, all of which is explanatory, and which is being forwarded you under the following conditions agreed upon with Mr. Treanor, Is:

That Mr. Henshaw is to bring down the continuation of the certificates, showing the property free and clear of encumbrance except as agreed, with all taxes assessed against the property paid as of date of January 1, 1922. We will get out these certificates as soon as possible. The title company is slow in getting them out.

Kindly acknowledge receipt.

Yours sincerely,

EF:KLM

cc- Mr. Treanor

William G. Henshaw
Mills Building
San Francisco

MAY 1ST
1 9 2 2

Mr. Ed. Fletcher,
San Diego, Calif.

Re Taxes.

Dear Mr. Fletcher:

Referring to your letter of April 27th relative to taxes.

Included in your draft for taxes are all of the various properties which you and Mr.Treanor purchased from Mr. Henshaw. The arrangement was that the syndicate should pay the second installment and I am herewith enclosing a statement rendered sometime ago for the fiscal year 1921-1922, showing the second installment of taxes on these various properties:

Yours truly,

W. H. McCray

P.S. In order to keep my records straight, I shall appreciate it if you will forward me a check by return mail.

WHM/DL
Encs. 1
c.c. J.T.

W.H.M.

RE TAXES

NAME	2ND. INSTALLMENT.
Anderson	98.64
Barnett	157.90
Bernardo	785.40
Bowman	33.58
Bryan	58.61
Calac	6.67
Carroll, (Script) (Johnson) SE ¼-NE¼-18-13-	1.65
Carroll, Tom	7.58
Carrpll, J.B.	41.22
Chapman	52.80
Clancy	5.28
Craig	117.24
Eucalpytus Culture Co.	13.20
Gramman	4.18
Hermans	16.27
Hooper	17.94
McCray ½ Int.	4.95
Hulton	23.10
Peters	9.42
Stevens, Lucy	56.44
Stevens, Geo.	59.74
Swaile	.56
Utt	18.23
Wakeham	51.86
Woosley	13.36
	$ 1,665.84

May 2, 1922

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco.

T A X E S
TREANOR-FLETCHER SYNDICATE

Attention Wm. H. Metcalf

My dear Mr. Henshaw:

Answering yours of May 1st, regarding the payment of the second installment of taxes for the year 1921-1922 on the Treanor-Fletcher property, will say my understanding with Mr. Treanor was that Mr. Henshaw was to pay the taxes;as a matter of fact it is always customary to furnish a certificate of title showing the property free and clear of encumbrance, and the 1921-1922 taxes which you mention have been an encumbrance since the 1st of March, 1921, and in my verbal understanding with Mr. Treanor, Mr. Treanor and I were to receive a certificate of title showing the property free and clear of encumbrance, excepting existing mortgages.

I have sent a copy of this letter to Mr. Treanor for his confirmation.

Yours sincerely,

EF:KLM

cc- Mr. Treanor

May 3, 1922

TREANOR-FLETCHER SYNDICATE

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco.

My dear Mr. Henshaw:

Enclosed find instructions to the Southern Title Guaranty Company which they desire to have signed, also the return of the original trust agreement No. 1059, a copy of which is herewith enclosed, and which you have in your possession, so that the new trust can be issued.

Yours sincerely,

EF:KLM

May 8, 1922

Re; Cuyamaca Notes

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, Calif. Attention Mr. Metcalf:

Dear Sir:

Answering yours of the 2d, will say that this is a credit for my first payment on the Treanor-Fletcher sale, however, since then you have purchased back the McCray property on the basis of $1750.00, and we are entitled to a credit of $437.50 on the Cuyamaca note account, under an arrangement with Mr. Treanor.

Yours truly,

EF:KLM

May 9, 1922.

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

We are drawing on you today at sight in the sum of $1400, $1100 being for the Kitching and $300 for the McClurg riparian rights.

Yours very truly,

KD:AH

McClurg

May 16, 1922.

SAN LUIS REY

Mr. William G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

We are drawing on you today at one days' sight for $300 covering the payment to Lottie E. McClurg for her consent to build Warners Dam.

Yours very truly,

EF: KLM:H

May 19, 1922.

Treanor-Fletcher Syndicate.

Mr. William Lees,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Lees:

In order to get our accounts straight, will you please let me know what you have charged against my account and to what account you have charged the purchase of the Treanor-Fletcher property?

Very sincerely yours,

EF:AH

William G. Henshaw
Mills Building
San Francisco

MAY 22ND
1 9 2 2

Mr. Ed. Fletcher,
San Diego, Calif.

Re Treanor-Fletcher Syndicate.

My dear Fletcher:

I have your favor of the 19th inst. I had not forgotten to let you know what had been done with the charge against you for the purchase of the property, but I have been pretty busy on other matters since my return.

The $3796.87 was charged to ~~your~~ Cuyamaca note of date July 20, 1916 and your statement already rendered under date of May 1st, is correct.

The $3796.87 had been charged to your Personal Account here at the time of the sale.

Yours truly,

WL/GL
c.c. J.T.

P.S. The $437.50, your ¼ of the sales price of the McCray Property has been credited to your Open Account. You can advise Mr. Metcalf how you desire to handle same.

May 26, 1922

SIGHT DRAFTS

Mr. Wm. H. Henshaw,
762 Mills Building,
San Francisco.

My dear Mr. Henshaw:

I am drawing on you today for $5,000 on the Pico payment to exercise the option of purchase, as per Mr. Treanor's instructions, the amount being payable June 1st, 1922.

Yours very truly,

EF:KLM

May 25, 1922.

Mr. William Lees,
c/o William C. Henshaw,
762 Mills Building,
San Francisco, Calif.

TREANOR-FLETCHER SYNDICATE

My dear Lees:

Answering yours of the 22nd, will say the $437.50 credit in the matter of the McCray transfer, also the $125, being my one-fourth interest in the buildings on the Hooper place which went to Miss Kitching, is charged to you on an open account to be credited on my next payment on the Treanor-Fletcher Syndicate. Mr. Treanor will explain to you that in our settlement with Miss Kitching for her riparian rights, in addition to the cash, she insisted upon having the buildings on the Hooper place at an agreed valuation of $500, and these were turned over to her. My one-fourth interest in the Hooper buildings allows me a credit of $125.

Yours very truly,

EF:AH

June 1, 1922

Mr. Wm. Lees,
762 Mills Building,
San Francisco, Calif.

TREANOR-FLETCHER SYNDICATE

My dear Lees:

Answering yours of May 22d, please credit the $437.50, McCray property interest, to what I owe Mr. Henshaw on the Treanor-Fletcher mortgage as of date of May 1st, 1922.

Yours very truly,

EF:KLM

cc- J. T.

June 1, 1922.

TREANOR-FLETCHER SYNDICATE

Mr. William Lees,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Lees:

When we sent to you for certificates covering the Treanor-Fletcher properties you only forwarded to us the certificate covering the one-eighth interest in the Wakeham property. We find that you have certificate #51930 from the Union Title Company covering the seven-eighths interest on this property. Will you kindly forward this certificate to us by return mail and oblige

Yours very truly,

MBF:AH

[LEES for HENSHAW]
COPY

June 9, 1922.

Mr. James H. Woods,
Corporation Bldg.,
Los Angeles,
California.

TREANOR FLETCHER SYNDICATE

My dear Woods:

I have your favor of the 7th inst. with inclosed which inclosures I return herewith.

I am unable to do anything for you right away for the following reasons:

1. The form of release is certainly not in order as it is a full satisfaction of a mortgage and a partial release of the Herman's.

2. The release is also wrong to this extent. There were two separate mortgages given by Treanor and wife and Fletcher and wife. The release you sent purports to release one mortgage given by Treanor and wife and Fletcher and wife recorded in the same book in two different pages.

3. I have not yet received the recorded mortgages. They were supposed to be sent here to be placed with the notes and I would like to get them as soon as possible.

4. No schedule of release prices has yet been given to me. It was to be made up by Messrs. Treanor and Fletcher and handed to me for use in just such cases as the Hermans.

5. I have not the Certificate of Titles. These are in your or Mr. Fletcher's hands. As there was a great many changes made in the description any data I have in my office is liable not to be correct. I believe the Herman piece was one of those changed.

6. Fletcher states you have already been credited with a sum more than sufficient to release this property by having the McCray piece deeded. The McCray piece as a security to us under this mortgage has gone and we were entitled to the release price for same. Furthermore the price for this McCray property is to go against the next payment due by the Syndicate. I cannot see Fletcher's point of view that we are paid up for the Herman's.

Under the circumstances however, I would be willing enough to have Mr. Henshaw grant you a partial release. I suggest that you get the proper and full description from the mortgage or the certificate and have separate releases made for the two mortgages instead of including both in one.

Yours truly,

W. LEES.

June 15, 1922

Mr. James Woods,
c/o Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Woods:

Enclosed find release of mortgage - Herman's property as drawn up by the title company, in answer to your letter of June 12th. I will answer the rest of Mr. Lees' questions in his letter of June 9th at a later date.

Yours truly,

EF:KLM

William G. Henshaw
Mills Building
San Francisco

290-3

JULY 25, 1922.

Mr. Ed. Fletcher,
San Diego, Calif.

Re Treanor-Fletcher Syndicate-
Herman's Mortgage.

Dear Mr. Fletcher:

Mr. Treanor and yourself a short time ago gave a new note to M. T. Gilmore on the above property. This was to take the place of the then existing note given by Mr. Henshaw.

The recorded release together with the cancelled note for $1,000.00 was to be sent to this office. I cannot find that it has ever come here. Will you kindly have it sent at an early date and much oblige

Yours very truly,

W. Lees

WL/GL
c/c/ J.T.

N w is he

Be good

n s

Now is the time for good men to come to ghe aid of

36M Form Tel. 5E—11-30-21

FEDERAL TELEGRAPH COMPANY

R. P. SCHWERIN, Pres.

RADIOGRAM

THE FEDERAL TELEGRAPH COMPANY transmits and delivers this message subject to the terms and conditions printed on the back of this blank.

	DAY MESSAGE
X	DAY LETTER
	NIGHT MESSAGE
	NIGHT LETTER

RECEIVER'S No.	TIME FILED	CHECK	INDICATE BY	X	RATE DESIRED

Send the following message, subject to the terms and conditions printed on the back hereof, which are hereby agreed to.

Date Filed July 28, 1922. 192...

Mr. Willian G. Henshaw,
762 Mills Building,
San Francisco, Calif.

Mr. Hodges here yesterday Urges immediate action surveying syndicate lands by Lippincott engineers for water system for high line pipeline in connection with Santa Fe Ranch and advises my securing your consent owing to Mr. Treanors illness Mr. Hodges says we will get our refund of expense from district I estimate expense roughly one thousand to fifteen hundred dollars and recommend it be done Surveyors have nearly completed Santa Fe work and must have answer today Please wire answer

ED FLETCHER

Chg. Ed Fletcher Co.

William G. Henshaw
Mills Building
San Francisco

240.3

JULY 31ST
1922

Mr. Ed. Fletcher,
San Diego, Calif.

Re Treanor-Fletcher Syndicate.

Dear Mr. Fletcher:

I have your favor of the 29th inst. enclosing the Hermans cancelled note and the release of mortgage.

Yours truly,

WL/GL
c.c. J.T.

William G. Henshaw
Mills Building
San Francisco

210-11

SEPTEMBER 21ND

1922

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

Re Live Oak Corporation.

Dear Mr. Fletcher:

I have your favor of the 1st inst. I enclose herewith Certificates of Redemption:

432

154

440

9182, 9184, 9185.

Yours truly,

WL/GL
c.c. J.T.
c.c. H.S.
Encs.

Received of Ed Fletcher the above mentioned certificates of Redemption

E F H Veigh

September 11, 1922.

HENSHAW- FLETCHER PIPELINE

280-8

Mr. William G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

Inclosed find segregations for the Henshaw-Fletcher pipeline for the month of August.

Yours very truly,

MEF:AH

Rico

September 21, 1922.

280-16

SAN LUIS REY RIPARIAN RIGHTS

Mr. William G. Henshaw,
762 Hills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

There is a payment due on October first on the Rico property of $9071.50. Shall I draw on you for this amount?

Yours very truly,

RF:AH

cc - Mr. Treanor

ASSIGNMENT OF PERMIT

FOR VALUE RECEIVED, the undersigned, ED FLETCHER, hereby sells and assigns unto Wm. G. Henshaw, all his right, title and interest in and to that certain Permit No. 1109 granted him by the Department of Public Works of the State of California, Division of Water Rights, pursuant to his application to appropriate certain public waters of the State of California, and a copy of which said permit was filed in the office of the County Recorder of the County of San Diego, California on the 28th day of August, 1922.

TO HAVE AND TO HOLD THE above mentioned permit unto the said above mentioned Wm. G. Henshaw, his successors and assigns forever.

IN WITNESS WHEREOF I have hereunto set my hand this 5th day of October, 1922.

ED FLETCHER

State of California)
County of San Diego)

On this 5th day of October, 1922, before me, Lou B. Mathews, a Notary Public in and for said county, residing therein, duly commissioned and sworn, personally appeared Ed Fletcher known to me to be the person whose name is subscribedto the foregoing instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate first above written.

LOU B. MATHEWS
Notary Public in and for the County of San Diego, State of California

(Seal)

November
SIXTEEN
1922

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, California.

My dear Mr. Henshaw:

You wrote me soon after the Santa Fe Railroad and you became partners, the following:

"The San Dieguito Mutual Water is a creation you have dreamed of and put thru under the greatest difficulties."

The early correspondence shows that the San Dieguito project was independent of the Volcan project and that it stood on its own footing. It also shows that I was to have one-half of the profits after you received back your money and six percent interest. Later we agreed on $350,000 as the cost of the San Dieguito project turned over to the Santa Fe. This was a lump sum agreed upon without investigation. Later on it was definitely determined that the cost did not exceed $200,000, covering the properties turned over to the Santa Fe, for which you got $350,000 stock in the San Dieguito Mutual Water Company.

In the final contract that I signed with you dated July 28th 1920, it reads as follows:

"ARTICLE VI.

It is further agreed by the parties hereto, anything herein to the contrary notwithstanding, that when and if during the life of this contract or thereafter, or after its termination, said interest of said first party in San Dieguito Mutual Water Company shall be sold for a price amounting to or exceeding $500,000, then in that event, and upon the receipt of such price, there shall be paid out of the sum to the second party $50,000; If, however, the price at which said interest of first party in said water company shall be sold at any time shall exceed $350,000 but shall not amount to $500,000, then there shall be paid to second party upon such sale and after the receipt by first party of the purchase price one-fourth of the difference between $350,000 and the price at which such property is sold."

You will notice that I was to have received one-third if the property was sold for $500,000

You will notice that I was to receive one-third of the difference between $350,000 and $500,000, or $50,000, if the property was sold for $500,000, and it was purely a clerical error in writing one-fourth instead of one-third "of the difference between $350,000 and the price at which such property is sold" if the "price at which said interest of first party shall be sold shall exceed $350,000 but shall not amount to $500,000. It was an oversight, and the contract was signed hurriedly when I was a sick man, and I did not notice the error.

The property was sold for $450,000. I feel that as a matter of justice and equity, if not law, I am entitled to $33,330,00, or one-third of $100,00, the difference between $350,000 and the price at which the property, or your interest was sold, instead of $25,000. I hope that you can accept my point of view in this matter, and authorize the payment of the above amount to me.

I took this matter up with John and Griffith many months ago, while you were in Europe, but they said this was a matter that you alone would have to settle.

I hope that you are getting stronger and feeling better daily.

With kind personal regards, I am

Sincerely yours,

EF:KLM

cc-L.D.
Legal.

December 11, 1922.

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

I had a talk with Mr. Treanor yesterday relative to the question of the payment due me on the sale of your interest in the San Dieguito Mutual Water Company system. I appreciate your point of view, and under all the circumstances upon the payment of $25,000 this arrangement is satisfactory.

I am blaming no one but myself for not getting one-third of the profit over and above $250,000. If we had sold for $500,000 I would have gotten one-third or $50,000. My previous letter was not intended in any way to criticize anybody but myself.

Thanking you for getting this matter cleaned up at as early a date as possible, I am

Yours very truly,

EF:HLM

cc- Mr. Treanor

William G. Henshaw
Mills Building
San Francisco

FEBRUARY 19,1923.

Mr. Ed. Fletcher.,
San Diego,Calif.

Re-Kelly Lands, nr. Carlsbad,1707 Acres.

Dear Mr. Fletcher:

For my own personal information and in order to get my records clear here I shall be obliged if you can let me have the following information at your early convenience.

Kelly Land
1. Good farming land,.... Acres Value:
2. Hillside land, ... " "
3. Land in lagoon, ... " "
Total, 1707, Acres Value.

Base these values on what you think the land could be sold for at this time.

Also give me any other information which you have on this Kelly land, and if you have a map showing the location of lagoons, farming land, etc. send it to me and I will copy it and return to you right away.

Thanking you in anticipation and with kind regards and hoping to see you soon, I am

Yours very truly,

WL/GL

William G. Henshaw
Mills Building
San Francisco

FEBRUARY 20TH
1923

Mr. Ed. Fletcher.,
San Diego,Calif.

Re-Bernardo Ranch.

Dear Mr. Fletcher:

I have your favor of the 16th inst. with Statement of Receipts and Disbursements from September 7,1921 to December 30,1922, for which I am obliged.

You state that you wish to have the amount of $2783.05 due Mr. Henshaw charged to your account on the $15,000.00 due you September 1st of this year.

Are you referring to the compensation due you for Warners and Bernardo under the Agreement of July 28,1920? In that Agreement it states that in the event no sales of the said properties are made by you and in the event that a certain contract of July 28,1920, respecting the sale of certain "water properties" is not extended there will be due you on July 28,1923, $10,000. in full for all your compensation for services in regard to Warners, and $5000.00 for compensation for like services in regard to Bernardo. At least that is my understanding.

If this is the $15,000.00 to which you refer I cannot at this time set up any credit to you as time is the essence of the contract.

I would therefore suggest that you send me a check for the $2783.05, to clear up our Books here, or make some other arrangement with Griffith regarding the same.

So far I have not taken up the matter with Griffith until hearing from you.

Yours very truly,
Lee

WL/GL
c.c. J.T.

February
Twenty-six
1923

Mr. W. Lees,
c/o Wm. G. Henshaw,
Mills Building,
San Francisco, Calif.

My dear Mr. Lees:

Answering yours of Feb. 19th regarding the Kelly lands, 1707 acres, will say there are about 1400 acres of good land that can be irrigated and farmed, 300 acres of which could be considered "hillside" land, but all of it is desirable land.

I would consider the property today worth easily $250 an acre and with water on it will sell for an average of $600 to $1,000 an acre. It controls a mile and a half of ocean front and is a natural location for a townsite. When I took it it was all in brush, not an acre of it was being farmed. Now there are 1,000 acres of it cleared of brush and we have some Russians on there this year who are farming 500 or 600 acres, but it is a terrible thing to try and even get a crop, dry farming. The lans, however, with water, is as fine as any in the country, but on the coast we get so little rainfall that it is only once in three years we can get a decent grain crop.

I have no map of it, but if you will look up your topographic map you will see there is a slough on the north end of the property adjoining Carlsbad. It is known as the Agua Hedionda ranch on the topographic map and there are about 250 acres in the slough. This, however, can be made a wonderful duck shooting proposition.

Hoping the above information answers your inquiry, I am

Yours very truly,

EF:KLM

March 22, 1923.

Mr. William G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

Inclosed find statement of our Secretary under date of March 19, 1923, showing advances made by the co-partnership from the date of purchase by you of a twelfth interest, to date, showing $15,057.49 due, not including interest.

Could you arrange please to pay the sum of $15,057.49, and bring our voluntary assessments up to date, with each party fully paid? We need the money very much at this time.

Yours very truly,

EF:AH

March 28, 1923.

Mr. Wm. Gl Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

Further in relation to my letter to you of March 22d, showing advances made by Mr. Murray and myself, as well as those made by you, so-called voluntary assessments to the Cuyamaca Company, will say the Board of Supervisors were making so much trouble about the condition of the El Cajon pipe line that I had to buy 3,000 feet of 16" cast iron pipe and install it, and in addition to that I have had to put several miles of new cast iron pipe in in East San Diego, as we have been having 30 to 40 leaks a day from the old pipe in the adobe soil.

Owing to the fact that during the winter months the revenue is not enough to take care of the operating expenses, at this time your advances to offset ours would solve the financial problem and I hope that you can send us a check.

If you cannot see your way clear to send the money, the only way we can handle it is to consider the monies advanced by Murray and myself in the form of a loan. I have been operating this system at a minimum of cost. The Railroad Commission, at a formal hearing this month, thru their Hydraulic Engineer, allows us $77,105 a year for maintenance and operation, while for the year 1922 our operating expenses were $74,168.95 and a part of that really should have gone to capital, but we keep our operating expenses as high as we can on the books of the company as a matter of policy to give us as high a rate for water as possible.

The formal report of the Hydraulic Department of the Railroad Commission of California in the hearing this month allowed us as follows:

Return on valuation of Cuyamaca System for rate fixing purposes	$995,000	
at 8%		$79,600
Maintenance and Operation		77,105
Replacement Fund		24,125
Total Annual Revenue (estimated)		$180,830

Our total revenue from all sources for the year 1922 was $120,330.68.

The above will give you some idea of the standing of the Cuyamaca System.

For the last three months we have been raked over with a fine tooth comb by the State Railroad Commission expert auditors; also the U. S. Government income tax men, and I am pleased to inform you that not one word of criticism as to the management of the Cuyamaca System has come thru either department.

Hoping you can send us a check at an early date, otherwise we will have to borrow more money, I am

Yours very truly,

EF:KLM

March 28, 1923.

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Henshaw:

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Yours very truly,

EF:KLM

William G. Henshaw
Mills Building
San Francisco

April 6, 1923

Ed. Fletcher, Esq.,
San Diego.

Dear Mr. Fletcher:

Cuyamaca Water Company

We duly received yours of March 22nd. and our Bookkeeping Department has only now rendered me a Report thereon. From this report it appears as follows:

On March 28, 1917, we paid Sweet, Stearns & Forward $416.65. We are only credited with $208.32.

On April 18, 1917, we advanced $639.30 account Helion Lands. We are only credited with $319.65.

On December 31, 1922, we paid $3,207.86 for Cement. We are only credited with $1,086.43.

Your account seems to have been credited with the differences, $208.32, $319.65, and $1,086.43.

As we paid and were charged with the whole amounts, we are entitled to credit in full, unless you gave us credit somewhere for the amounts credited to you. We cannot however locate any such credit. Will you please look into the matter, and advise me as soon as you can so that I may endeavor to get the matter straightened out.

Yours very truly,

WL.

TR. 1086

66477
58956
86710
217286

April 7, 1923.

Mr. Wm. G. Henshaw,
762 Mills Building,
San Francisco, California.

My dear Mr. Henshaw:

To my surprise Griffith and Mr. Stevens inform me that the first you had heard of the sale of the Murray Estate interest in the Cuyamaca Company was a few days ago.

I told Mr. Treanor early last December that negotiations were on, and at the University Club the last week in December, just before I left for Mexico City, I told him that I had an option on the Murray Estate's interest, and had interested other parties with me, and had made a payment of $5000 and the deal would go thru. I supposed, of course, that Mr. Treanor had called your attention to it. My associate in this matter is Mr. Charles F. Stern, Vice-president of the First National Bank of Los Angeles.

Regarding my offer of purchase of your interest in the Cuyamaca, Griffith tells me that you wish to wait until Mr. Treanor comes back, and this arrangement is satisfactory.

Yours very truly,

EF:KLM

Los Angeles Cal. April 20 1923

525-25-2

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

Dear Mr. Henshaw:-

For your information I am enclosing copy of letter to Mr. Treanor, which explains itself.

It occurs to me that possibly, in Mr. Treanor's absence, you or Mr. Griffith Henshaw may be willing to help me out with advice as to the best way to handle this proposition to our mutual advantage. I have been carrying the load myself since Mr. Treanor went away and I feel that as our interests are mutual I should, perhaps, from now on consult more fully as to the plans.

Before Mr. Treanor went away I had a talk with him and generally posted him as to the plans and he seemed to approve. Since his absence Mr. Fletcher and I have been working together, but of course the principal work has been up to date on the Santa Fe Ranch.

As stated in my letter to Mr. Treanor, it is rather important at this time to get together the costs of the pipe lines built by others than the Santa Fe Land Improvement Company and the San Dieguito Mutual Water Company, and I am not advised as to whether you or Mr. Fletcher have these figures.

Yours very truly,

[illegible] H. S. HOOKER

Encl.

cc - Mr. Ed Fletcher

H:G

William G. Henshaw
Mills Building
San Francisco

MAY 1 S T
1 9 2 3

Mr. Ed. Fletcher.,
San Diego, Calif.

Dear Fletcher:

In February of 1913 Mr. Henshaw purchased the so called Pico Ranch. This is the Ranch which was washed away in the flood of 1919 and Mr. Henshaw dropped his agreement to purchase with Pico and took a loss of some $24,000.00 which the property had cost him up to that time. (1914)

It is now necessary for us to submit evidence to the Government as to this transaction and as to why the Good Lord in his wisdom should send such a thing as a flood down the San Luis Rey River to wash out any property belonging to Mr. Henshaw. That this actually took place of course there is no doubt in the world but not having been in the flood myself I am unable to verify the facts.

I cannot find in this office any copy, neither do I remember of ever having seen the agreement between Henshaw & Pico. In fact, I was not handling the affairs of the Volcan Land & Water Company at that time.

Will you be good enough to send me, if you can find it, a copy of the original agreement and give me a brief history of the date when the flood took place and just what it did to that property and the reason why Mr. Henshaw gave it up so that I may submit same to the representative of the Internal Revenue Department here? If you cannot find a copy of the original agreement, you no doubt have sufficient information somewhere in your files to give us a brief history.

Again regretting to have to bother you about such matters, I am

Yours very truly,

WL/ GL
cc J.T.
Kate: Find out what you can in this matter and attach to it.

E.F.

May 8, 1923.

Mr. William G. Henshaw,
762 Mills Building,
San Francisco, Calif.

Attention: Mr. Lees.

My dear Mr. Henshaw:

Answering yours of May first regarding the Pico property, inclosed herewith find grant deed - Pico to K. Deasy - that was recorded under date of April 30th, 1913, also letter of August 11, 1913 from the First National Bank of San Jacinto acknowledging receipt of the $1480.00 interest with receipt inclosed.

There was never any contract that I know of unless it was handled through the Los Angeles office. The history of the case is: We purchased the property on February 5, 1913 for the total sum of $74,333. We made the following payments:

January 29, 1913	$2500
March 1, 1913	10000
April 28, 1913	12200
T o t a l	$24700

Early in January, 1916 a tremendous flood destroyed over one-third of the San Luis Rey Valley. Over 200 acres of this bottom land of the Pico Ranch was carried to the ocean, and Mr. Henshaw abandoned the contract and gave a deed, deeding back the property, and the whole deal was called off, and the entire payments made were a total loss. There must have been a good many payments of interest made on this, as well as principal, and your books will show what was paid.

Kindly acknowledge receipt of papers.

Yours very truly,

EF:AH

August 13, 1923.

Mr. William Lees,
762 Mills Building,
San Francisco, Calif.

My dear Lees:

I suppose you will know before you receive this letter that I have signed up a contract with Mr. Treanor as attorney for Mr. Henshaw, which cleans up all our affairs, and amicably.

I hope to see you in San Francisco in a few days.

With kindest personal regards,

Very sincerely yours,

EF:AH

William G. Henshaw
Griffith Henshaw
MILLS BUILDING
SAN FRANCISCO

AUGUST 27TH
1923

Mr. Ed. Fletcher.,
San Diego,Calif.

Re-Cuyamaca Water Co.

Dear Mr. Fletcher:

I have yours of August 23rd. I note that Mr. Mathews states that there is nothing more to be credited to Mr. Henshaw's account.

This is very true as regards the books of the Cuyamaca Water Company but in yours of April 24th, last paragraph you state:

"The only thing to be accounted for yet is whether or not I have credited your account with one-half of the $2172.86, and where on my books does it show that Mr. Henshaw has ever received credit. I am checking this matter up, and if I cannot find where you have been credited anything on the different accounts, then Mr. Henshaw will be credited and my account will be charged with $1086.43, being one-half of the $2172.86."

I cannot find where Mr. Henshaw ever received any credit from you for the $1086.43. However, owing to the fact that Mr. Henshaw has turned over to you the Cuyamaca Water Company the question as to whether or not this credit was ever received by Mr. Henshaw has no direct bearing as between the two of you but it does have a direct bearing as to whether or not our books have been properly kept and as to what loss or gain Mr. Henshaw receives as regards Income Tax.

Yours truly,
W. Lees

WL/GL
cc J.T.

August 27, 1923.

In consideration of Ten Dollars ($10.00) and other considerations, the receipt of which is hereby acknowledged, William G. Henshaw transfers to Ed Fletcher all his right, title and interest in the following properties located in San Diego County, California, and known on the Books as: the Myer, Gipps, Maurer, Fish, Loring, Trask, Preston, Cable, Harrison, Nute, Bland, Hinkle and Croake properties, as well as any revenue that is now due or shall become due from crop rentals on said property, said Fletcher assuming all taxes and interest from date, as well as a Five Thousand Dollar ($5,000) mortgage on the Harrison property, the intention of said Henshaw being to convey all right, title and interest, and be relieved of any further responsibility or obligation of any kind or description in relation thereto, and transferring to Ed Fletcher any interest he may have in said properties or the revenue thereof.

Mr. William G. Henshaw:

The above is satisfactory and accepted by me.

Miss Fletcher

Sept. 1, 1923.

Mr. Wm. Lees,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Lees:

Answering yours of August 27th, will say that Miss Deasy has been sick and has temporarily left our employ and is taking a vacation. We have not been able to go over the records, however, if it is to any advantage to Mr. Henshaw in the matter of $1086.43 in the matter of his income tax, go ahead and put it thru the books and tell me what you have done and my office records will be changed to conform.

Yours very truly,

EF:KLM

September 12, 1923.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

In connection with the transfer of my interest in properties of the Cuyamaca Water Company to you, it has been agreed between us that I am to quitclaim to the Morse Construction Company, a corporation, by good and sufficient deed, all of my estate in the Linda Vista lands in San Diego County, which were acquired by my agent, Mr. Chas. B. Gould, by Treasurer's Deed of the County of San Diego, of date April, 1923, as said deed is recorded in Book 737 of Deeds, at Page 407 et seq., in the office of the County Recorder of San Diego County, California.

This is intended as a memorandum to evidence my obligation to execute and have executed by myself or my agent, the said Chas. B. Gould, all necessary conveyances to vest in the said Morse Construction Company, a corporation, all the estate acquired by me or my said agent, Chas. B. Gould, in and to the property described in the deed hereinbefore mentioned.

This is also a memorandum of my intention to convey to you all of my estate in the said Cuyamaca Water Company, under any name which it may have operated or acquired property, either as a partnership association or corporation, and should it later develop that any property or properties have been omitted from the deeds and papers I have executed in transferring my estate to you, I obligate myself to execute, or have executed, any and all necessary additional conveyances to complete transfer of my estate in any of said properties to you.

Yours very truly,

W G Henshaw

November 22, 1923.

Mr. William Leos,
762 Mills Building,
San Francisco, Calif.

My dear Mr. Leos:

Mr. Beckett has asked me where the property in Section 30, Township 10, S. Range, 1 West came from. We call it the Foreman property.

When William G. Henshaw bought the Warner Ranch and got a deed from Charles Foreman, who was holding it in trust for the Pacific Light and Power Company, we also got the Vaile people to deed this property at the same time. It was the land on which it was intended that Huntington was to put his power plant and develop power from water conserved in Warners Dam, the power to be used for the Pacific Electric Railway, which it was proposed to build between Los Angeles and San Diego.

As you know, the Pacific Light and Power Company later on were blocked in building the railway, and they sold out all their interests to Mr. Henshaw at cost, plus 6% interest, and this was a property that was acquired at that time. A search of the records will show when the property was deeded to Mr. Henshaw.

If this property has not been transferred to the San ~~Dieguito Water~~ Luis Rey Water Company it is now in the name of William G. Henshaw. I have just telephoned the Title Company, and find that the property stands in the name of William G. Henshaw.

Yours very truly,

EF:AH

cc - Mr. Beckett
Mr. Treanor

Ed Fletcher Papers

1870-1955

MSS.81

Box: 12 Folder: 2

General Correspondence - Henshaw, William - 1922 - 1923

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