

H. M. MALPAS
County Surveyor
REGISTERED ENGINEER

OFFICE OF
COUNTY SURVEYOR

Del Norte County
CRESCENT CITY, CALIFORNIA
Nov. 23, 1933.

Mr. Ed Fletcher,
1020 Ninth Ave,
San Diego, Cal.

Dear Mr. Fletcher:-

You must pardon my delay in not answering your letter of the 8th inst., as I have been working for the Sheriff's office in posting notices on the Ward lands in the suit the Bank is bringing. This trip has given me a good opportunity to come in contact with all the squatters on the Ward lands, as we served all the occupants thereon.

I found that in several instances the occupants of the land have sub-let your lands and have drawn up agreements and collecting rents. I also found that up the river, on Sections 19 & 20, Twp. 13 N. R. 2 E., that a large new barn has just been completed and the land is well cultivated and they are milking 21 cows.

As far as the Trinidad Lumber Co., is concerned, I am satisfied that they are not cutting on any of your lands, as I, personally, made the surveys for them and they are cutting to my lines.

The island in Sec. 10, 13 1 E., as you are probably aware, has a camp ground on it with buildings, which is a very busy place in the Summer time.

Also on Lot 7, Sec. 4, 13 1 E., the piece I believe Mrs. Peini is after, is occupied by Ed Hughes and there is a very good building on this property. I believe Hughes claims he had some agreement with the Wards to occupy this land. Mrs. Peini joins this land on the West, and is trying to get him off. There are other parties on this land along the Highway that have a good house built.

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Lot 2 of Sec. 8, 13 1 E., is the piece that has caused so much trouble at the mouth of the River. The controversy is between Harrison Williams and Chas. Williams, who are not related.

The lands at the mouth of Richardson Creek is occupied and this party is sub-letting to another party who has built a house.

There are numerous other lands which are occupied for farming purposes.

There is no reason why the Wards should not be receiving considerable income from their lands, if some one were on the ground to look after it.

My charges for Surveying is \$10.00 per day and mileage, plus assistance.

If I were to represent the Wards here, it would include the collection of rents, checking of assessments, a small surveying job, now and then and looking after their properties in general, in other words, putting the picture up to you as it exists.

Yours very truly,

H. M. Malpas

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Del Norte County
CRESCENT CITY, CALIFORNIA
Feb. 13, 1954.

Mr. Ed Fletcher,
San Diego, Cal.

Dear Mr. Fletcher:-

Your letters of the 8th and 9th, with enclosures, received.

I am anxious to get this letter off to you as Mr. Freeman told me that he would get in touch with you during this week and I want to show you just what land he wants so I am enclosing a rough sketch of it. The maintenance of a mill in that locality is a great help to the community as they employ around 20 men per day and I wish you would consider this phase of the situation when you deal with Mr. Freeman. He said he would be willing to pay \$200. per year for a lease but believe you could probably raise this \$50.

I have made a survey of the Harrison Williams land but have not set all the stakes yet. I will file a map of the survey with Recorder and also send a copy of same to Mr. Boggess at Hoopa and also to yourself. Mr. Boggess will probably have this survey checked. My survey throws the South line of your property approximately 100 feet South of the fence that H. Williams claims as the line. All the School House and School grounds are on your property. H. Williams informed me that they would not accept my survey and was inclined to be nasty about it. I told him we had better get along or he would be left in the cold. I was very careful with this survey and know it is correct.

The piece of ground Mrs. Peini is after is the South $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 4, Tp 13 N.R. 1 E. and designated on the Township plats as "W.C.Ward". This tract contains practically 80 acres in extent and runs East past the State Highway. I am enclosing a sketch of it. I would believe that this

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land is more desirable for a mill-site for the Wards, if they ever intend to manufacture lumber from their holdings. Even on a sale of all the Ward property, a mill-site is essential and I would not think it would be good business to sell this 80. A lease, in my estimation, would be more of a protection to the Wards and for camp ground purposes, all Mrs. Peini would need would be 3 or 4 acres on the flat on the west side adjoining her lands. As far as Hughes is concerned, I have my doubts if he could ever pay any rent. Desirable mill-sites on the Klamath are few and I believe that this tract was purchased for this purpose. This 80 has considerable timber on the East Side.

You gave me orders to survey the line between Peini and Hughes but have not had an opportunity to do so yet. ✓

I do not know what arrangements you have made with Pomeroy but it looks like there may be some conflict between us, the way he has started out.

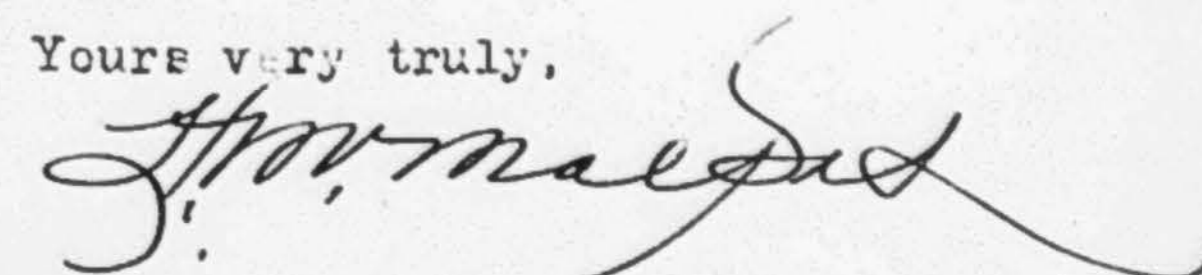
The Board of Supervisors have not yet met but will advise you what transpired when they do.

Have not yet had a chance to look up the Location of the State Highway, which you told me to do, as it affects the Wards.

I hope you did not think I was hinting for those Avocados you had in the car that day, however, I will be very grateful to you for a couple of them and will try and reciprocate in some other way.

With kind regards, I am,

Yours very truly,



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Resident Civil Engineer

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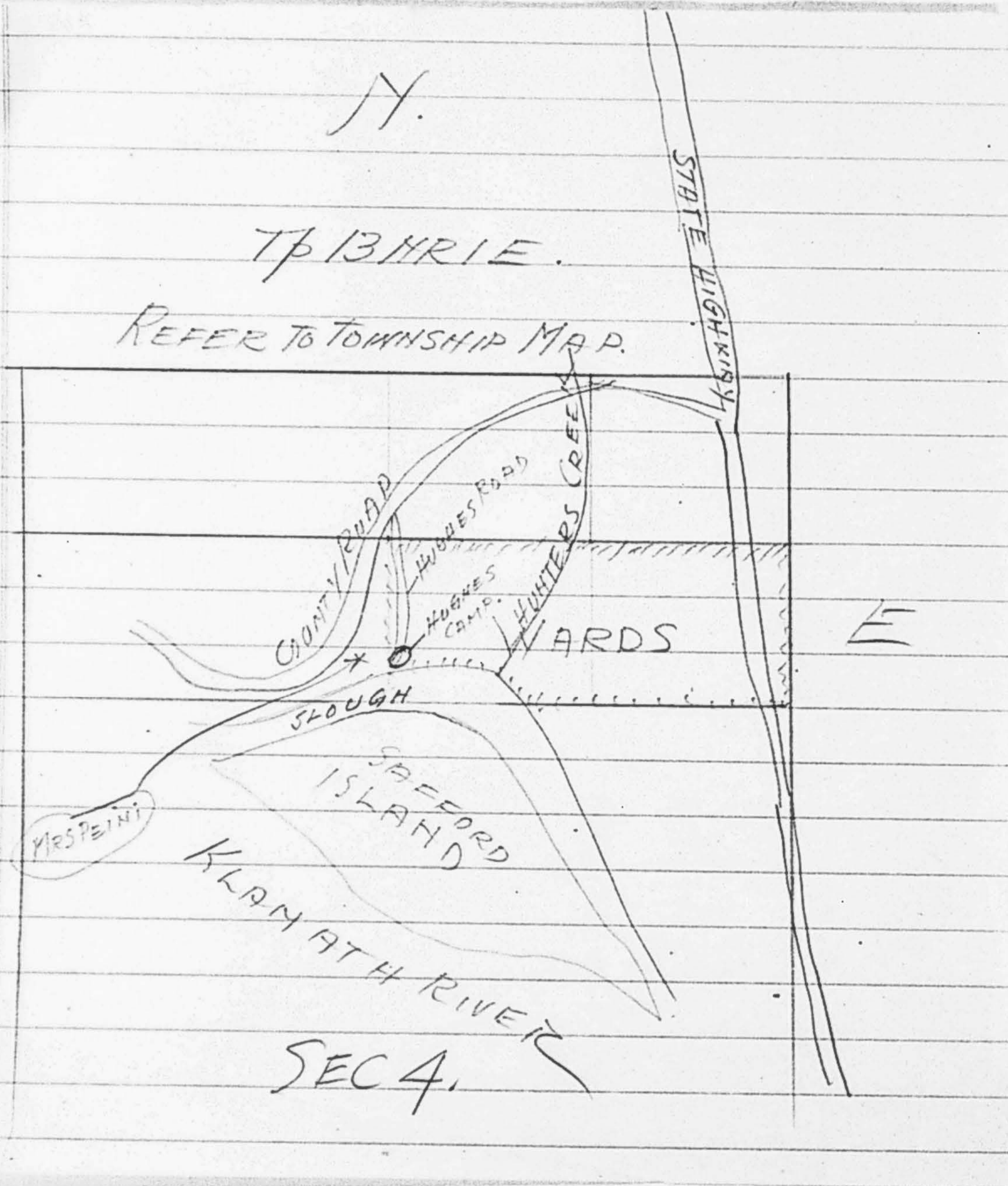
Del Norte County
CRESCENT CITY, CALIFORNIA
Aug. 10, 1934.

Mr. Ed Fletcher,
San Diego, Cal.

Dear Mr. Fletcher:-

I have yours of the 6th and will say that I do not think you could get any more timber placed on the right-of-way than what they give you. In going over the county cruise I find that the timber in the section the Highway is located averages 75 M per acre and figuring at this rate would only give you around 675 M for the 90 acres of timber land.

The Assessor is not here at present and I feel that he would not care to set a value on your lands as it would put him in an embarrassing position. I have gone over his records and find that none of your open lands are assessed for over \$25.00 per acre and he could not jeopardize his values by putting an open value on these lands. For instance, the lands at the mouth of the Klamath which Harrison Williams claims, or in other words, Lot 2, is only assessed for \$10.00 per acre, and some of your choice lands along the Klamath are only assessed for \$15.00 per acre. I feel that the 4 acres in parcel 3 should be worth more than \$100.00 per acre, as I already told you, this is valuable land and river frontage, and at both ends of this piece, Jack McMillian and Siro Del Ponti, both received \$1000.00 per acre for their right-of-way. I don't know how you would go about it to have these values fixed. The only way I would think you could work it would be in a suit, with evidence showing what had been paid for these lands previously. In the Highway report it stated "lands said to be worth \$100.00 per acre". Who said it was worth this much. I think the best way would be



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to make an appointment with Eastman, the man who has charge of the rights-of-way, meet him on the ground and go over this 4 acre piece and have somebody with you who is familiar with values in that locality and come to some settlement with him. He is the man that set the values and who you will have to change. He is not friendly with me owing to the satand I took for the Wards and Hobbs, Wall.

The report I made out for you was predicated on the assumption that you could not use the Highway for logging operations and now that I know the reservations you will be allowed, I feel that the Highway will not be the hinderance to your logging operations as it would have been otherwise.

In regard to the Spruce and Fir that Freeman wants, I believe a price of \$1.50 or \$2.00 for this small amount would be about right.

I have a months job out in the wilderness, 42 miles from here and expect to be out there about 3 weeks. I intend leaving next Thursday and I will be out of communication with you, except that I will try and come in on the week ends.

With best regards, I am,

Sincerely yours,

H. M. Malpas

OFFICE OF
COUNTY SURVEYOR
Del Norte County
CRESCENT CITY, CALIFORNIA
Nov. 12, 1935.

H. M. MALPAS
County Surveyor
Registered Civil Engineer
Registered Land Surveyor

Colonel Ed Fletcher,
San Diego, Cal.

My dear Colonel:-

Your action in obtaining a Power of Attorney from the Wards is the best move possible. I hope your Power will include the right to attach so that we can get the back rent from Briles, as I have located his boats and they are well worth the amount he owes you on the lease. If I were you, I would place these suits in the hands of one of our local attorneys as I believe it could be handled cheaper than an Eureka Attorney as he would be on the ground and would not have to work back and forth from Eureka. If you should decide to employ a local attorney, I would suggest Mr. Taylor Petersen, who is about the best here.

Suggest that you write to Mr. John L. Childs along the lines you wrote to Ray H. Haggabaugh, as he has just rented the cabin where Briles was located for another party and pays McDaniels \$8.00 per month. I told him that he would have to pay the rent to me instead of McDaniels but Childs said that McDaniels claimed the property and that he would not enter into any row over ownership.

I do not find the photostatic letter you refer to as coming from McDaniels to Briles. You did send me a photostatic copy of the lease from McDaniels to Briles together with the leases you entered with Briles and I returned these to you. If you will send me a copy of this letter I will get into communication with Mr. Quinn. The firm of Puter and Quinn of Eureka is considered the best attorneys in Northern California and I do not think they would or could find anything that would give McDaniels any color of title.

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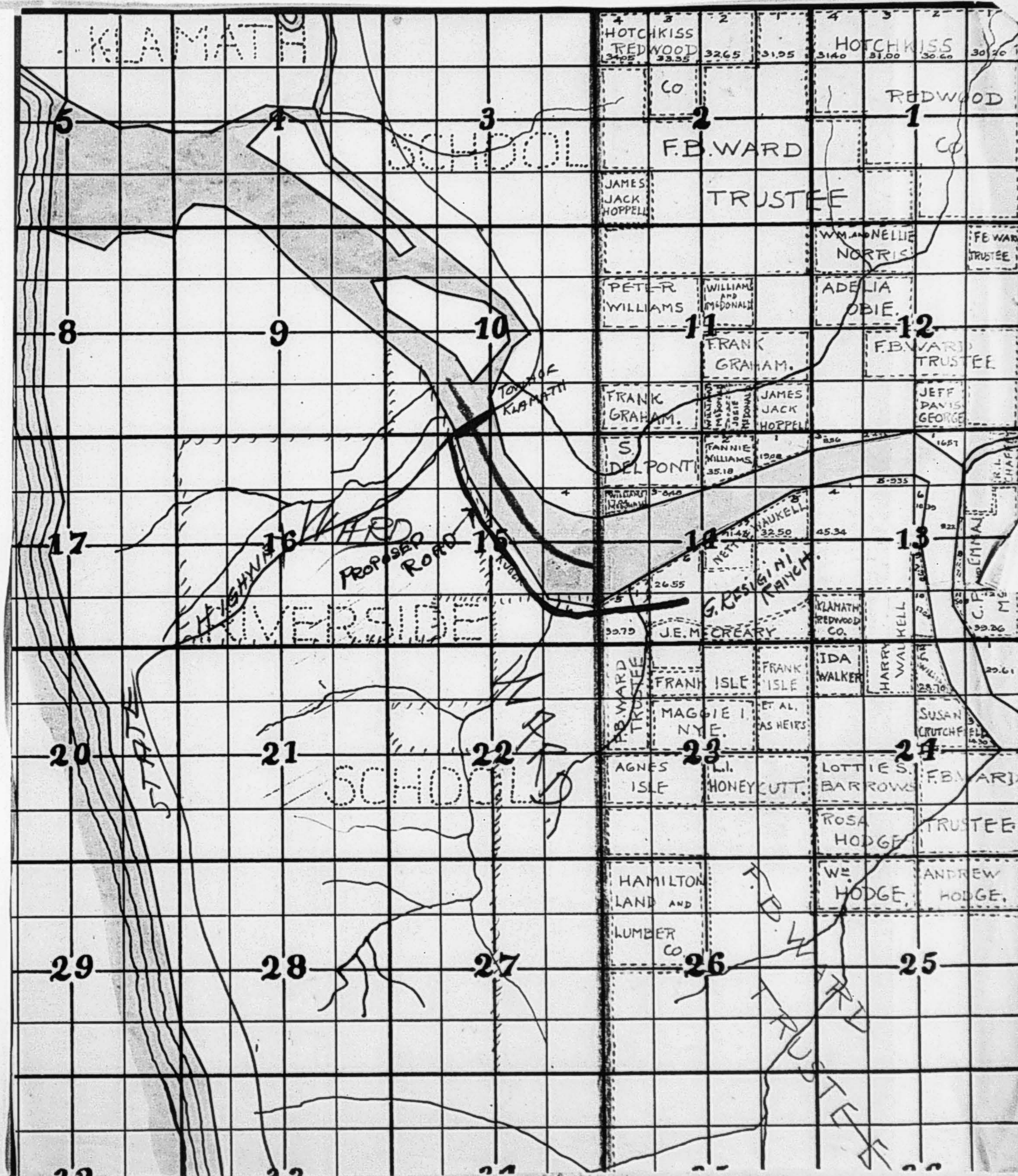
As to the location of Dr. Dwan, all I know is what has been told me by friends at the Klamath which I have passed on to you. The only way to find out if he is on Wards is for a survey to be made. This could not be done until Spring.

I am enclosing a sketch of the proposed road up the River to the Gus Resigini ranch. This is as far as the road would ever go and would be about one mile long. It is a very expensive piece of road and would cost around \$35,000. This road would not materially benefit the Ward interests. You can use your own judgment in granting them the right-of-way but I want you to hold them to a survey. I am enclosing a sketch of the proposed road.

With best regards, I am,

Sincerely yours,

H. M. Malpas



Ed Fletcher Papers

1870-1955

MSS.81

Box: 17 Folder: 6

General Correspondence - Malpas, H.M.



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