

17^o October 1921

Mr. F. E. Connors,
Terminal Building,
Spokane, Washington.

My dear Mr. Connors:

We are forming an irrigation district of about 3,000 acres and there is every indication that we will be able to get water for it. Practically a majority of the entire acreage has already signed up, but 90 percent will probably sign up in the next ten days, in my opinion.

Will you kindly sign the enclosed petition, in the space marked in pencil with your name, which is opposite the legal description of your land, before a notary, and then forward it on to Mr. Donnersberger, and get him and Hodges and Clifford to sign, all of them before a notary, and return it at your earliest convenience.

The plan is now to form this district and bond ourselves for sufficient money to build the distributing system, and then buy the water on some equitable basis from the San Dieguito Mutual Water System. I control 40 or 500 acres, and am putting it in myself on the same basis that you all do, and the South Coast Land Company has 750 acres which they have already signed up for.

We are anxious to get quick action, and hope you will take immediate action and urge it upon your friends. With water on this property there will be no question about your being able to rent it to good advantage or to sell it at a handsome profit. From the surveys the pipe line will run right thru your property.

With kind regards, I am

Sincerely yours,

EF:KJM

SPokane AND EASTERN RAILWAY AND POWER COMPANY
INLAND EMPIRE RAILROAD COMPANY
OFFICE OF VICE-PRESIDENT AND GENERAL MANAGER
SPokane, WASHINGTON

F. E. CONNORS
VICE-PRESIDENT AND GENERAL MANAGER

Oct. 22, 1921

My Dear Fletcher:

I am in receipt of your communication of October 17th relative to forming an irrigation district of 3,000 acres.

I am not signing the petition for the reason that nothing has been told me other than the fact that it is the intent to form a district. I haven't the slightest idea what this means in so far as the issuance of bonds, or what the expense will be per acre estimated by you or others, is concerned.

I am so disappointed in the matter at the present time, that I feel like disposing of the land without any further expense. I do not feel that we were handled quite right in this matter for the reason that this property was bought by us with the understanding that the water was going to be conveyed to the land. Now something has developed to keep us from it, and we are doing nothing but paying out taxes each year. Therefore, unless I know something definite as to the mortgage that will be put on the property by reason of the issuance of bonds, I prefer not to sign the document.

If you will give me some further information on the subject, advising me approximately what the cost will be per acre, and your estimate as to the value of the land after the district is formed and the water is put on, I will have another think coming.

Yours truly,

FEC/K

Mr. Ed Fletcher,
920 Eighth Street,
San Diego, Cal.

October
28
1921

Mr. F. E. Connors, Vice-Pres.,
Spokane & Eastern Ry & Power Co.,
Spokane, Washington.

My dear Connors:

Answering yours of October 22d, will say you are aware, from the beginning, what the Santa Fe's attitude was, and in fact, had better knowledge than I as to the question of putting water on the coast. I am in a position to know today, however, that it is the desire of the Santa Fe to put water over all the coast lands from Del Mar to Oceanside.

By writing the South Coast Land Company, 712 Garland Building, Los Angeles, you will find they have sold 6800 acres of land in the last two years at from \$600 to \$700 an acre with water, and right adjoining the coast as high as \$1,000 an acre. Where we are putting water on lands, we are getting \$30.00 an acre cash rent.

The plan of this district is to bind itself for sufficient money to build a distributing line to put water on the lands within the district. I have not seen the report yet, but I understand that J. B. Lippincott has made an estimate of something like \$300.00 as the cost of this line, or about \$100 an acre covering a period of years. The main pipe line will go right thru this property that you purchased. After the distributing line is in, the plan is to make a contract with the San Dieguito Mutual Water Company to buy water both for irrigation and domestic purposes. That price has not yet been agreed upon, because Mr. Hodges will not fully commit himself until he gets the approval of the Santa Fe people, but he is cognizant of the fact that this district is being formed and has promised to cooperate with us in every way possible.

The land should sell for \$400 or \$500 an acre the minute the pipe line is in and water put on the land. In fact, your land should sell for more being so close to Encinitas.

SPokane AND EASTERN RAILWAY AND POWER COMPANY
INLAND EMPIRE RAILROAD COMPANY
OFFICE OF VICE-PRESIDENT AND GENERAL MANAGER
SPokane, WASHINGTON

F. E. CONNORS
VICE-PRESIDENT AND GENERAL MANAGER

Nov. 2, 1921

My Dear Genl:

I am attaching hereto file of correspondence commencing with Mr. Fletcher's communication to me of October 17th, and ending with his reply to me of Oct. 28th.

Based upon Mr. Fletcher's letter of Oct. 28th I have signed the document, and I will be obliged if you will kindly handle with Mr. Donnersberger and Mr. Hodges, and after the document has been fully signed please forward to Mr. Fletcher, but return the correspondence to me.

I am hoping the result of all of this will be that we will be able to get something like \$600. to \$700. per acre for our land in which event I certainly will be glad to dispose of it.

You want to check up the description from your tax title. I noted an error in the description of my property and have corrected it.

Yours truly,

F. E. CONNORS

Mr. E. A. Clifford,
925 Railway Exchange,
Chicago, Ill.

Copy - Mr. Fletcher

In the matter of the \$100 per acre bond issue, you will never pay that, but only a small part of it, for you will unquestionably sell the land, and the payment will cover a period of 30 or 40 years. I have nearly 600 acres of my own land in this district, some of which I paid \$100 an acre for 10 years ago. It is water that makes value nothing else, and without it we can do nothing. You were offered \$150 an acre for that land at one time and did not take it. This dry farming proposition is no good, and I cannot get anyone to farm that land under present conditions.

You make the mistake of your life not to go into this proposition, in my opinion. We would have had water over the whole territory today if the attorney for the Cardiff Irrigation District had been on his job. After waiting three years, we found out on a technicality the Supreme Court declared the other proceeding invalid on account of non-contiguity of land - a pure technicality. My advice to you is to come out here and look this matter over.

Sincerely yours,

EF:KIM

SPokane and Eastern Railway and Power Company
Inland Empire Railroad Company
Office of Vice-President and General Manager
Spokane, Washington

F. E. CONNORS
Vice-President and General Manager

Nov. 2, 1921

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Yours truly,

F. E. CONNORS

Mr. E. A. Clifford,
922 Railway Exchange,
Chicago, Ill.

Copy - Mr. Fletcher

DAY LETTER	
NIGHT MESSAGE	
NIGHT LETTER	X

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	DL
Night Message	NM
Night Letter	NL

Send the following message, subject to the terms on back hereof, which I have by agreed to

San Diego, Calif., Nov. 15 1921

F. E. CONNORS
S & I Empire Bldg.
Spokane, Wash.

Mr. Engel arrives here twentysecond this month and probabilities are definite decision will be made regarding putting water on your lands and others while he is here. Absolutely necessary petitions signed by all be here by the twenty second or earlier if possible so we can convince Mr. Engel we mean business. Rush district petitions properly signed and acknowledged.

ED FLETCHER

CHG FLETCHER CO

CLASS OF SERVICE	SYMBOL
Telegram	
Day Letter	DL
Night Message	NM
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RECEIVED AT 936 5th ST., SAN DIEGO, CALIF. ALWAYS OPEN.

1921 NOV 17 PM 12 01

A194GS DB BLUE SPOKANE WASH 17

ED FLETCHER
134 220 EIGHTH ST SANDIEGO CALIF

SENT YOU COPY MY LETTER NOVEMBER SECOND TO CLIFFORD INDICATING I HAD SIGNED PETITION CAN DO NOTHING MORE IF OTHER PARTIES DO NOT WANT TO SIGN I CANNOT HELP IT UNDERSTAND CLIFFORD ON WAY TO CALIFORNIA WILL PROBABLY SEE YOU
F E CONNORS.

September 12, 1922.

File 280-25

Mr. F. E. Conners,
Terminal Building,
S & I Empire Ry Co.,
Spokane, Wash.

My dear Mr. Conners:

I took the liberty of representing you and making a protest against the assessed valuations of the San Dieguito Irrigation District. Your lands were assessed at \$200 per acre, while the lands between the railroad track and the ocean were assessed at \$200 or \$250 per acre.

I am pleased to inform you that my protest has been granted. I claimed the lands between the track and the ocean should be assessed at, at least, \$500, and succeeded in getting them increased to \$400, and next year hope to establish a relative value of 2-1/2 or 3 to one instead of 2 to one.

It was only by accident that I discovered the condition from the Oceanside Blade, and with only a few days to rectify it.

Yours very truly,

EF:KLM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 5 Folder: 12

General Correspondence - Conners, F.E.



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