

ED FLETCHER CO.
San Diego, Calif.

No. July 3rd 1929
San Diego, Calif., July 3rd 1929

Received of Charles M. Anderson ^{single} ~~married~~ whose ~~husband~~ ^{wife} is Mary Anderson
the sum of One Hundred Dollars (100.00) Dollars
as deposit and part payment of Block B of Avocado Ave #2
as per Map No. 10 + 1/2 filed with the County Recorder of San Diego County, this property to be planted to avocado trees and cared for for two (2) years from date hereof at no expense to BUYER, except water and taxes, SELLER to have the use of the land between the trees for two (2) years. The total purchase price of said property herein agreed to be purchased is the sum of Twenty-Two Hundred Dollars, payable as follows:
\$ 100.00 as acknowledged above, and \$ 525.00 on or before July 25th days from date hereof.

and the balance of said purchase price shall be paid at the rate of 130.00 per month or near monthly per cent of the total purchase price, including interest from date hereof at the rate of 7% per annum on deferred payments, payable monthly total in five years.

The said property is purchased subject to such restrictions, conditions, easements and reservations as may be set forth according to the terms of a contract in form prepared by the SELLER, same to be executed by the said purchaser on the demand of said seller or selling agent and subject to the restrictions, conditions, easements and reservations of record, and also easements now in use.
The purchaser shall pay any and all assessments by public authority hereafter coming due, together with any and all taxes assessed against said property.
The seller reserves the right to grade and improve said property in accordance with its plans of improvement of the tract, of which said property is a part.
This sale is made subject to the approval of Ed Fletcher Co., and in the event said sale is not approved the said Ed Fletcher Co. reserves the right to refund all moneys paid hereunder, which the undersigned purchaser agrees to accept and hold the said Ed Fletcher Co., and sellers harmless from any other obligations or liability hereunder.
It is understood and agreed that no verbal promise of any agent or of any other person shall be binding upon the seller or seller agent and all promises, verbal understanding or agreements of any kind pertaining to the purchase of said property not herein specified are hereby expressly waived.
Seller agrees at any time to release any parcel from said two (2) year care providing the Buyer will move upon said property, build thereon and take care of this property himself. Seller agrees to contract with Buyer for two (2) years additional care at Seller's cost, plus 10%.
In the event purchaser refuses to sign such contract or otherwise fulfill the terms of this agreement the amount herein receipted for shall become the property of the Ed Fletcher Co., and shall be retained by it as a consideration for the rights and option hereby granted.
This property is bought on its own merits with the understanding that no liability whatsoever attaches to Ed Fletcher Co., in connection with its further disposition.
It is expressly understood by the Buyer, that all acreage or fractional parts of an acre are figured to the cent of streets.
THERE IS NO AGREEMENT RELATIVE TO RESALE.

I have read all of the above receipt and I agree to purchase said property on the above terms and conditions.
Address: 1758 E. Broadway Chas M Anderson
City of: Long Beach Purchaser.

- Seller ✓
- Name and address ✓
- Single or Married ✓
- If married - joint tenants no
- Legal description ✓
- Easements or rights of way ✓
- Price ✓
- Down payment 25% percent
- Terms on balance and interest 30% per month
- Payments include interest? yes
- Number of trees correct 1
- Term trees to be cared for 2 years
- Meter installed by Buyer yes
- Taxes ✓
- Mention road bonds if any ✓
- Purpose for lot Residence
- Building cost 7500
- Architectural supervision no
- Type house and roof ---
- Set back ---
- Irrigation District ✓
- Reservation for pipe lines, etc ✓
- septic tank ✓
- Race restriction ✓
- Insurance on buildings ✓
- Protection from Liens ✓
- Record - yes - no ✓
- Assign ---
- Number houses allowed to a lot ✓
- signature ✓
- Enter in Sales book ✓
- Mark off on map ✓
- Make Ledger sheet ✓
- Get verification ✓
- Get receipt for contract ✓
- Send order to plant trees ✓
- Get confirmation and date of planting ✓

*Trust deed
when ever
want*

*Charles M. Anderson
1/2-10-11 } B-aa# 2*

Office
 Branch Manager %
 Closer %
 Salesman %
 Salesman %
 Salesman %
 Solicitor %

Add where mail is to be sent within next 90 days.....

Place of Business.....

Name of Bank.....

Location of Bank.....

Savings or Checking Account.....

Stocks

Bonds

Real Estate..... Value.....

Location

General Information.....

Salesman.....

Closer

2500
 500
 1575

Bank
Bank
Bank

Get confirmation and date of blanking
 Send order to plant press
 Get receipt for contract
 Get verification
 Make ledger sheet
 Mark off on map
 Enter in sales book
 Signature
 Number houses allowed to a lot
 Record - Yes - No
 Protection from liens
 Insurance on building
 Base restriction
 Set back
 Reservation for pipe lines, etc
 Irrigation District
 Set back
 Give notice and tool
 Verification and authorization
 Building cost
 Bylaws for lot
 Mention loss bonds if any
 Taxes
 Meter installed by buyer
 Term fees to be collected
 Number of fees collect
 Payments include interest
 Terms on balance and interest
 Down payment percent
 90 days
 Reserves or rights of way
 Holders of land
 Is married - date of marriage
 Belongs to estate
 Name and address
 Seller

ED FLETCHER CO.
San Diego, Calif.

Joint Tenants

Received of *Rudus B. McShroy et al* single married whose husband is _____ wife is _____

San Diego, Calif., *July 11-* 19*29*

the sum of *Twenty five hundred and no/100* Dollars
as deposit and part payment on *all* of _____ Block *15* of *Hillside Acres*
as per Map No. *997* filed with the County Recorder of San Diego County, ~~this property to be planted to avocado trees and cared for for two (2) years from date interest is no payment to be made except water and taxes for the use of the land between the trees for two (2) years. The total purchase price of said property herein agreed to be purchased is the sum of *Twenty thousand one hundred and no/100* Dollars, payable as follows: *7500* as acknowledged above, and *175100* on or before *ten* days from date hereof.~~

and the balance of said purchase price shall be paid at the rate of *10%* per cent of the total purchase price, including interest from date hereof at the rate of 7% per annum on deferred payments, payable *monthly*, total in five years.

The said property is purchased subject to such restrictions, conditions, easements and reservations as may be set forth according to the terms of a contract in form prepared by the SELLER, same to be executed by the said purchaser on the demand of said seller or selling agent and subject to the restrictions, conditions, easements and reservations of record, and also easements now in use.
The purchaser shall pay any and all assessments by public authority hereafter coming due, together with any and all taxes assessed against said property.
The seller reserves the right to grade and improve said property in accordance with its plans of improvement of the tract, of which said property is a part.
This sale is made subject to the approval of Ed Fletcher Co., and in the event said sale is not approved the said Ed Fletcher Co. reserves the right to refund all moneys paid hereunder, which the undersigned purchaser agrees to accept and hold the said Ed Fletcher Co., and sellers harmless from any other obligations or liability hereunder.
It is understood and agreed that no verbal promise of any agent or of any other person shall be binding upon the seller or seller agent and all promises, verbal understanding or agreements of any kind pertaining to the purchase of said property not herein specified are hereby expressly waived.
~~Seller agrees to release any parcel from said two (2) year care providing the Buyer will move upon said property, build thereon and take care of this property himself. Seller agrees to contract with Buyer for two (2) years additional care at Seller's cost plus 10%.~~
In the event purchaser refuses to sign such contract or otherwise fulfill the terms of this agreement the amount herein received for shall become the property of the Ed Fletcher Co., and shall be retained by it as a consideration for the rights and option hereby granted.
This property is bought on its own merits with the understanding that no liability whatsoever attaches to Ed Fletcher Co., in connection with its further disposition.
It is expressly understood by the Buyer, that all acreage or fractional parts of an acre are figured to the center of streets.
THERE IS NO AGREEMENT RELATIVE TO RESALE.

I have read all of the above receipt and I agree to purchase said property on the above terms and conditions:
Address: *873 Colton*
City of: *Anaheim Cal.*
Rudus B. McShroy
Purchaser.

- Seller ✓
- Name and address ✓
- Single ✓
- Married ✓
- Joint Tenants ✓
- Legal description ✓
- Easements or rights of way ✓
- Price ✓
- Down payment - 20 or 25% ✓
- Terms on balance *1 1/2%* ✓
- Payments include interest *yes* ✓
- Number of trees *none* ✓
- Term trees cared for ✓
- Meter installed ✓
- Taxes ✓
- Mention road bonds ✓
- Purpose - *leave out* ✓
- Building cost - *5000* ✓
- Architectural supervision *Spanish* ✓
- Tile roof - type *Mosaic* ✓
- Set back *20'* ✓
- Irrigation District ✓
- Reservations for pipe lines, etc ✓
- septic tank ✓
- Race restriction ✓
- Insurance on buildings ✓
- Protection from liens ✓
- Record yes no ✓
- Assign ✓
- Buildings to a lot *cut out* ✓
- Signature ✓
- Enter in sales book ✓
- Mark off on map ✓
- Make Ledger sheet ✓
- Get verification ✓
- Get receipt for contract ✓
- Send order to plant trees ✓
- Get confirmation and date of planting ✓
- Complete in 5 years - ✓*

*Trust deed when
not anythings
at my option*

July Fifteenth,
1 9 2 9

Mr. Ed Fletcher,
San Diego,
Calif.

Dear Mr. Fletcher:

Regarding the sale to Frank Fletcher will say, if
you can make the sale I will be satisfied with the
3% commission and 5% overhead.

Yours truly,

BB Tankel

CLASS OF SERVICE DESIRED	
DOMESTIC	CABLE
TELEGRAM <input checked="" type="checkbox"/>	FULL RATE
DAY LETTER	DEFERRED
NIGHT MESSAGE	CABLE LETTER
NIGHT LETTER	WEEK END LETTER

Patrons should check class of service desired; otherwise message will be transmitted as a full-rate communication.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

Form 1206-A

NO.	CASH OR CHG.
CHECK	
TIME FILED	

Send the following message, subject to the terms on back hereof, which are hereby agreed to

SANDIEGO CALIFORNIA JULY 27 1929

B. B. TANKEL
ST REGIS HOTEL
LOSANGELES CALIFORNIA

LOTS SEVENTEEN TO TWENTYTHREE AVOCADO ACRES NUMBER THREE THE GROSS ACPAGE
IS EIGHT AND EIGHTEEN HUNDREDTHS ACRES WILL SELL TWENTYFIVE HUNDRED DOLLARS
PER ACRE NET TO ME PURCHASER ASSUMING IMPROVEMENT BONDS TERMS CASH IF TWO
YEARS CARE WITH PURCHASER PAYING WATER ADD FIVE HUNDRED DOLLARS PER ACRE
USUAL RESTRICTIONS FIRM OPTION UNTIL AUGUST FIRST NEXT

ED FLETCHER

CHARGE ED FLETCHER COMPANY
1020—9th Street

1507
Bay View
Wilmington

sprinkling system
made for region



Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

Col. Ed Fletcher
San Diego, Calif—

Aug. 17th / 27.

Dear Sir: Enclose find signed Bletcher contract. This is the contract I had made out in your San Diego office, which I believe to be O.K., but will have Bletcher sign the one you mailed me if this does not meet with your approval.

I took stock in on this deal, which I have placed with a broker here for sale. As soon as possible I will mail you the difference which is one-hundred-eighty dollars.



Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

Bletcher is prepared to make his first payment on the 16th of this month, and I told him that he would receive his copy of the contract direct from you; also notes of monthly payment. I have had quite an up-hill fight, trying to make a decent showing. Impossible to get salesmen with cars; since Mills pays their expenses (Food, gas, & transportation costs) plus 20% Commission. So I have been going it alone in the hope of making enough money to finance the deal properly.



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Feel certain that if I were in a position
to properly finance this avocade deal I could
put it over in a big way. Since I am
not in a position to do this at present,
and with my last nine trips to the
property failing to produce a single sale;
I am not in a singing mood. However
I am not been thinking about giving up.
and this week might be the big one.

Respectively Yours
B. B. Tankel

August Twelfth,
1 9 2 9

Mr. B. B. Tankel,
St. Regis Hotel,
Los Angeles, Calif.

Dear Mr. Tankel:

Enclosed find identification card which you must carry
with you at all times.

Yours truly,

AK

August 23, 1929.

Mr. B. B. Tankel,
1254 West 6th St.,
St. Regis Hotel,
Los Angeles, Calif.

My dear Mr. Tankel:

I have received a letter from Mr. Fletcher from Wilmington to the effect that you have received \$500.00 on the sale to him and he is desiring his contract.

I cannot sign the contract and my hands are tied. Please let me hear from you either with a remittance by return mail for \$187.50 and give me a receipt for \$312.50 for your commission in full before anything can be done. This matter must be handled in a businesslike way.

Yours very truly,

EF:KLM

W. W. WHITCOTTON
ABSOLUTELY FIREPROOF

E. P. SEVERCOOL
WENDELL WHITCOTTON, MANAGER

E. B. EDMONDS
GARAGE IN CONNECTION



250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

Aug. 25th /29.

Col. Ed. Fletcher
1020 Ninth Street
San Diego, Calif.
Dear Col. Fletcher:

This is to
acknowledge receipt of
three-hundred-twelve dollars
and fifty cents (312.50)
Commission on Twelve-Hundred-
Fifty ^{dollar} sale to Mr. Fletcher.

ALSO OPERATING HOTEL LANKERSHIM—400 ROOMS

W. W. WHITCOTTON
ABSOLUTELY FIREPROOF

E. P. SEVERCOOL
WENDELL WHITCOTTON, MANAGER

E. B. EDMONDS
GARAGE IN CONNECTION



250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

The enclosed note for \$187.50 is the amount due you on the difference between my Commission & the down payment. Mr. Fletcher gave me stock for the down payment and note \$500 in cash. Being tied up in Las Vegas as I am, I was badly in need of cash to take prospects to the property. As the stock was not listed and the

ALSO OPERATING HOTEL LANKERSHIM—400 ROOMS



Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00 - 50 - \$3.50 & \$4.00

sale of which required time; I immediately made a small loan on the stock at the same time arranging for sale of same. I am leaving for Las Vegas to make a loan on mine property there, said loan being practically consummated via phone yesterday. Realizing that Mr. Pletcher is anxious to receive his contract, I will appreciate your

ALSO OPERATING HOTEL LANKERSHIM—400 ROOMS



HOTEL TERIS FORMERLY

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00 - 50 - \$3.50 & \$4.00

HOTEL TERIS
OPERATED BY
CONSOLIDATED HOTELS, INC.

accepting my note and making the contract to Mr. Pletcher. Would like to explain in person and will be glad to do so, when I call at your office for the note — probably within ten days. Made a trip to the property yesterday but evidently my



HOTEL TERIS FORMERLY

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00 - 50 - \$3.50 & \$4.00

HOTEL TERIS
OPERATED BY
CONSOLIDATED HOTELS, INC.

anxiousness to consummate a real deal has defeated its own purpose. However when I return next week with a little capital I feel as though I will be in a better position to do business.

Trusting that even tho this may fail to meet with your approval, you will be considerate



HOTEL TERIS
FORMERLY
Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00 50 - \$3.50 & \$4.00

HOTEL TERIS
OPERATED BY
CONSOLIDATED HOTELS, INC.

until such time as I have
an opportunity to talk with
you. Respectfully yours
B.B. Tankel

August Twenty-seventh,
1 9 2 9

Mr. B. B. Tankel,
Hotel Teris,
1254 W. Sixth At Witmer Street,
Los Angeles, Calif.

My dear Mr. Tankel:

Answering yours of the twenty-fifth I cannot accept
your note and I don't want to put this matter in the
hands of the real estate commission. I will let the
matter rest a week.

I am herewith returning note.

I want to have a talk with you the next time we get
together.

Yours very truly,

EF:AK

September 3, 1929.

Mr. B. B. Tankel,
St. Regis Hotel,
Los Angeles, Calif.

My dear Mr. Tankel:

What about the sale of the South 1/2 of
Lot 10 and North 1/2 Lot 11, Block "B", Avocado Acres
No. 2 to Charles M. Anderson;

Also Lot 15 of Arbitrary map of the "Rose
Tract" so-called, which you were negotiating with
Rufus B. McIlroy.

Unless this matter is settled up within
ten days from date hereof, we will cancel the option.

Yours very truly,

KLM

September Twenty-sixth,
1 9 2 9

Mr. B. B. Tankle,
c/o St. Regis Hotel,
Los Angeles, Calif.

Dear Mr. Tankle:

Mr. Wagers claims that he sold the Fletcher property
and that you owe him commission.

Enclosed find copy of letter I have written him.

He has asked me to allow him to transfer from
Mills to myself as a real estate salesman. Do
you recommend it? Please let me have all the
facts in the matter.

Very sincerely yours,

EF:AK



HOTEL TERIS
FORMERLY

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles

250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00 - 50 - \$3.50 & \$4.00

HOTEL TERIS
OPERATED BY
CONSOLIDATED HOTELS, INC.

Col. Ed. Fletcher
1020 9th St.

San Diego, Calif.

Dear Col. Fletcher:

Enclose

find check for \$187.50
amount due you on
Fletcher sale.

Will be glad to have
a talk with you early
part of the week -
Yours truly
B. B. Tankel

September Twenty-seventh,
1 9 2 9

Mr. B. B. Tankel,
St. Regis Hotel,
Los Angeles, Calif.

Dear Mr. Tankel:

Enclosed find copy of letter from the State Real
Estate Department that is explanatory and for
your information.

Yours truly,

EF:AK

W. W. WHITECOTTON
ABSOLUTELY FIREPROOF

E. P. SEVERCOOL
WENDELL WHITECOTTON, MANAGER

E. B. EDMONDS
GARAGE IN CONNECTION

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles



250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

W. W. WHITECOTTON
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WENDELL WHITECOTTON, MANAGER

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GARAGE IN CONNECTION

Hotel St Regis

WHITESEVERED HOTEL CO.
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1254 W. SIXTH AT WITMER STREET

Los Angeles



250 ROOMS—250 BATHS
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E. B. EDMONDS
GARAGE IN CONNECTION

Hotel St Regis

WHITESEVERED HOTEL CO.
OPERATORS

1254 W. SIXTH AT WITMER STREET

Los Angeles



250 ROOMS—250 BATHS
100 - \$2.50—100 - \$3.00—50 - \$3.50 & \$4.00

Sept. 29th/29.

Col. Ed Fletcher
1020 9th St.

San Diego, Calif.

Dear Sir: It is necessary that I inform you that the information furnished by Mr. Wagers is incorrect. I, personally drove Mr. & Mrs. Pletcher to the property in my car, at my expense, and made the sale

without aid from any one. The next day Mr. Pletcher refused to go through with the deal due to information given him by a Mr. Robertson of Wilmington. I immediately interviewed Mr. Robertson and the next day drove him to the property, so that he could recommend same

to Mr. Pletcher. That sale was made after I made two trips to the property & spent several hours in Wilmington. It is true that Mr. Wagers did introduce me to Mr. Pletcher for which he received from me forty-five dollars.
Yours Very Truly
E. B. Edmonds

October First,
1 9 2 9

Mr. B. B. Tankel,
Hotel St. Regis,
1254 W. Sixth at Witmer Street,
Los Angeles, Calif.

Dear Mr. Tankel:

I thank you for your letter of September twenty-
ninth and the information therein contained.
It is just what I wanted.

Things are picking up. We are making quite a
number of sales now down the coast. I think
we are going to have a good fall.

Yours very truly,

EF:AK

November 12, 1929.

Mr. B. B. Tankel,
St. Regis Hotel,
Los Angeles, Calif.

My dear Mr. Tankel:

We have returned your salesman's
license to the State Real Estate Department for can-
cellation, at their request. Please send direct to
them your identification card.

Yours truly,

ED FLETCHER COMPANY

ELM

November 12, 1929.

State Real Estate Department,
Sacramento, California.

Gentlemen:

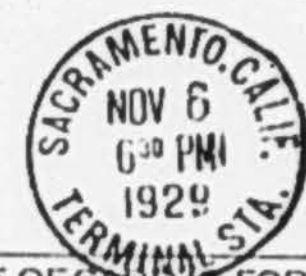
Enclosed find Salesman's License No. 10584
covering Ben Bernard Tankel. Mr. Tankel lives in
Los Angeles and we will write him to mail his
identification card direct to you.

Yours truly,

ED FLETCHER COMPANY

KLM

10584



THIS SIDE OF CARD IS FOR ADDRESS

Ed. Fletcher
1020 - 9th St.
San Diego

CALIFORNIA

Ed Fletcher Company
BOX 1412
SAN DIEGO, CALIFORNIA

Mr. B. B. Tankel,
1254 West 6th Street,
St. Regis Hotel,
Los Angeles, Calif.

Take out
coupon
about cancelling
contract

SACRAMENTO, CALIFORNIA

AS Ben Bernard Tankel IS NO LONGER IN
YOUR EMPLOY KINDLY RETURN HIS SALESMAN'S LICENSE
No. 10584 AND IDENTIFICATION CARD TO THIS
OFFICE FOR CANCELLATION.

YOURS VERY TRULY
STATE REAL ESTATE DEPARTMENT
STEPHEN BARNSON, COMMISSIONER

BY Emlo

68649 6-29 5M
CALIFORNIA STATE PRINTING OFFICE

Handwritten:
Number 10584

Ed Fletcher Papers

1870-1955

MSS.81

Box: 29 Folder: 6

General Correspondence - Tankel, Bernard B.



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