

September 8, 1924.

Dr. Homer A. Hansen, *mt of Olive*
R. F. D. #3,
Burbank, California.

My dear Dr. Hansen:

Confirming my verbal understanding with you today, I am to deed to the Southern Title Guaranty Company, San Diego, in trust, Lots 1, 2, 3, and 4, also Lots 42 and 43, Block 17, Solana Beach, California; also Lot 9, Block 21 of Solana Beach.

The property to be free and clear of encumbrances excepting state, county and Santa Fe Irrigation District taxes due and payable this fall, and subject to the usual restrictions included in all deeds, including rights of way for electricity, sewer, gas and telepho**lines**.

This property to be deeded to you when you shall have built on the property described in Block 17 of Solana Beach, a hotel with not less than twelve (12) rooms, also a restaurant and two stores, the plans of the building to be approved by our architects, Regna & Jackson, in writing, or by the writer, you to furnish said floor plan and exterior sketch showing type of construction, in writing, on or before thirty (30) days from date.

You are to commence construction within sixty (60) days from date and complete within seven (7) months from date.

You are also to build a bungalow, the exterior plans to be approved by the writer, on Lot 9, Block 21 of Solana Beach, the cost of the house to be not less than \$2,000; to commence construction within sixty (60) days from date and complete within seven (7) months from date.

Map of the property marked in red is herewith enclosed.

We will deed the property immediately to the Southern

File Hansen

December 13, 1924.

Mr. Ed Fletcher,
San Diego, Calif.

Dear Sir:

I desire to purchase the following described property on terms and conditions mutually satisfactory:

✓ The Southwest Quarter (SW $\frac{1}{4}$) of the SOUTHWEST Quarter (SW $\frac{1}{4}$) of Section Fourteen (14); approximately forty (40) acres less one (1) acre in the southwest corner to be reserved by you;

③ Southwest quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE) of Section Fifteen (15) - forty acres (40);

Southeast Quarter (SE $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) known as the "May" property, approximately 40 acres; also

(20/1) the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, twenty (20) acres

all in Township 13 South, Range 4 West, S. B. M.

The purchase price being Six Hundred (600) Dollars an acre, however, owing to the rough land three (3) acres is to be deducted at the rate of \$600.00 an acre; also on the May-40, so-called, being the Southeast quarter of the Northeast quarter of Section 15, in the northwest corner there are roughly 14 or 15 acres which are not included in this sale and are to be surveyed within the next two weeks at your expense, the boundaries to be mutually agreed on, and this property to be eliminated from the sale.

As an avidence of good faith I will deed you Lot No. 33

D De Long Addition to the City of Twin Falls, Idaho, as the same is platted in the official plat of the said DeLong Addition, of record in the office of the County Recorder of said County - Except a tract in the Southeast corner of the said Lot No. 33, described as follows, to-wit:- Commencing at the Southeast corner of said Lot No. 33, thence North along the East line of said Lot No. 33, for a distance of 100 feet, thence West 125 feet, thence South 100 feet, thence East 125 feet to the point of beginning. Also excepting a strip of land One Hundred Fifty (150) feet wide along the North line of said Lot No. 33.

I agree that you will receive in cash ten percent (10%) of the total purchase price of this property within six (6) months

Title Guaranty Company and within a week from date hereof we will both sign an escrow agreement along the lines above outlined; the only consideration for said transfer of property is that you will make the improvements as above outlined, you to pay the escrow charges and for certificate of title, we to furnish a clear title as above stated.

It is understood that the usual notices of non-responsibility are to be posted and that you will personally see that all bills are paid in the construction of the improvements, and within the time limit.

The writer will be glad to cooperate with you in every way and glad to have you with us in the development of Solana Beach.

Yours very truly,

AGENT

Mr. Ed Fletcher, Agent:

The above proposition is satisfactory and accepted
by me.

[Faint, illegible text on the reverse side of the page, possibly bleed-through from the other side of the paper.]

from date hereof, and ten percent (10%) each six months thereafter until paid, with interest at seven (7) percent on deferred payments from date hereof, interest payable semi-annually.

It is understood and agreed that I am to be allowed to commence selling this property immediately in 2-1/2 acre tracts, the price to be mutually agreed upon; that all contracts will be made and signed by you and not binding until approved by you; that I will sell only on five years' time, ten percent down and ten percent each six months as a minimum term; that when twenty percent shall have been paid you get ten percent and you are to keep all money in the matter of re-sale of this property excepting twenty percent. The other eighty percent to apply on the purchase price as per terms and conditions of our contract.

I reserve the right at any time to make payments on this contract and when you shall have received at least ten percent of the total purchase price then this property is all to be transferred to a trust company in trust for me and my assigns, subject to the terms and conditions above specified.

It is understood that you are to pay all taxes that become delinquent during the year 1924 and I will pay all taxes thereafter.

It is agreed that you will furnish the certificate of title showing the property is free and clear of encumbrances when ten percent of the purchase price shall have been paid, subject, however, to the usual rights of way heretofore granted and subject to the land being within the boundaries of the San Dieguito Irrigation District, and subject to all taxes that might be assessed against the property and payable after the 1st of January, 1925.

It is understood and agreed that you are to pay the first one-half of the irrigation district taxes that go delinquent December 29, 1924, and I will pay the irrigation district taxes that go delinquent in June, 1925.

It is understood that you will only be compelled to furnish a base search on your property, one certificate, and I am to pay for

for continuation of all certificates on all sales that may be made.

When I shall have paid the 10 percent of the total purchase price you are to re-deed me the property which has been deeded to you in Twin Falls, Idaho and which you are holding as an evidence of good faith.

I agree as a condition to this agreement to sell at least one-fourth ($\frac{1}{4}$) of the property above described in this agreement within four (4) months from date; one-half ($\frac{1}{2}$) within six (6) months from date and three-fourths ($\frac{3}{4}$) within nine (9) months from date and all of the above described property to be sold within one (1) year from date hereof, or at least sufficient to take care of all obligations undertaken in this agreement of purchase heretofore described.

You agree to furnish from the state engineer an official statement certifying to the amount of water allocated to the irrigated sections of San Dieguito Irrigation District as being satisfactory in quantity and in every way attractive from the buyer's standpoint within thirty days from date.

Time is the essence, and this agreement is not to be recorded. In case of failure to perform each and every of the conditions of this agreement, I waive all title and interest in the Twin Falls property heretofore described and same shall be considered liquidated damages, otherwise in full force and effect.

When Three Thousand Dollars (\$3000) shall have been paid you you agree to build a house at once on the acre of ground that you have reserved in the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 14, Twp. 13 S., Range 4 West and have same completed within four (4) months from date hereof.

Yours truly,

Mr. H. D. Hanson:

The above proposition is satisfactory and accepted by me. I acknowledge receipt of the grant deed for the property above described.

January 16, 1925.

Dr. H. A. Hansen,
Mount of Olives,
Burbank, California.

My dear Dr. Hansen:

I received word from my associates that they would not consider selling their half interest under \$75 an acre.

I have just let a contract to clear the brush, plow and put to grain all the lands along the highway, and they are at it today.

Am willing to recommend that you be given the exclusive contract to sell the property excepting the small townsite of 30 or 40 acres, that to be a separate deal, and you have the first opportunity to handle that also, but under a separate contract. I also am willing to recommend to my partner that 200 acres, the boundaries as tentatively agreed on the day before yesterday on the ground, be turned over to you on an exclusive agency contract, and you have six months in which to sell the property to net us \$150 an acre. No interest will be charged you for the six months period. It only applies from the time sale is made.

The property can be deeded to a trust company if desired and handled thru a trust company. All we want is \$150 an acre and 7% interest on deferred payments.

You to put down a well, develop sufficient water, and put in pipelines to each tract.

We will mutually agree on where the road is to go in the matter of subdivision.

If you sell this property in six months we will give you another tract to sell along similar lines. Think the matter over and let me know if you are interested.

Yours very truly,

EF:AH

Mount of Olives
SAN FERNANDO, CALIF.

Nov 5th 1922

Col Ed Fletcher

San Diego Calif.

Dear Col:-

The deed from Cecil Woods to A. S. Kirkham has been delivered to Mr Sink as per your request.

I am inclosing the trust deed & notes covering the 12 acres for the riding academy. Please O.K. this and return to Mr Sink or to me & then he will forward to Pitt Co in the same manner as those now in the Pitt Co's hands.

I wish you would arrange to spend a night or at least a day at my home here before long. It might help us to do some future business in a more pleasant manner.

Very Truly
Homer A. Hansen

Mount of Olives
SAN FERNANDO, CALIF.

Nov-12th - 1932

Dear Col. Fletcher:-

Regarding taxes on the riding academy property, it will be all right to close this deal subject to back taxes provided you agree to give credit for 40% of same on the \$480⁰⁰ note you hold when same are paid, as evidence of good faith the purchaser has all ready built a large rock barn, well etc. Please send Trust deed & notes covering this property to Mr. Sink with instructions to close the deal subject to delinquent taxes and that when taxes are paid you will credit 40% of the amount on the \$480⁰⁰ note

Very Truly
Homer A. Hansen

Donkey

January 28, 1933.

Dr. Homer A. Hansen,
Mount of Olives,
San Fernando, California.

My dear Dr. Hansen:

Enclosed find original letter from the Southern Title & Trust Company showing that I paid \$78.50 over and above the \$300. Please return this letter.

Also enclosed find copy of letter I received from the Bank of America. You should inform the Bank of America of your written instructions as contained in your letter of Nov. 12, 1932, wherein the Kemsley deal was to be put thru subject to all delinquent taxes, which we will not have to pay.

As stated to the Bank, the \$100 paid by Ostermann was for delinquent taxes, etc. and Eck paid you the \$100 for that purpose, so as I understand it on the Ostermann deal there is nothing to hold that up.

If I make arrangements to take care of the title charges in the Kemsley, Killion and Ostermann sales, what else is there necessary to complete the dissolution of the trust and have the balance of the properties deeded to the Bank of Pomona and Morse Construction Company and the trust closed.

Referring to the second paragraph of the Bank's letter what did they mean by your holding up the assignment of the trust deeds to us.

Enclosed find copy of letter I have written the bank. Won't you please go in and get the matter straightened out with them and have them write me a letter and you write me a letter showing what is necessary to complete the transaction.

Yours sincerely,

EF:KLM

Barry

March Eighth
1 9 3 3

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Califl

Dear Dr. Hansen:

Wont you please do something toward getting our matters cleaned up as promised?

What is necessary now? Have I not done everything that I should to get the matters cleaned up? If not, tell me what you want me to do.

I have put in a pumping plant on the Bradley 200 acres and running a pipe line, planning to furnish the county with some good water. Can I hook in to your line and furnish the water over as far as Van Dam and give the cattle some water to drink, giving me 30 days to get off?

Osterman is anxious to get his papers cleaned up. Mr. Eck says he got them signed by Osterman and sent them to you. Did you deliver them to the trust company? Why not get this deal put thru immediately?

If you can't put up the hundred dollars to clean up the back taxes can I make arrangements with Osterman and we can settle up in some way in that matter between us.

Yours very truly,

EF:ASK

Barry

March Twenty-first
1 9 3 3

Dr. Homer A Hansen
Mt. of Olives
San Fernando, California

Dear Dr. Hansen:

Enclosed find copy of letter to Mr. Aggler that is explanatory.

I wish you would be courteous enough to help clean this matter up at your earliest convenience?

I thought you settled with Flint and gave him a deed to the lot and about the Harrington matter is there anything I can do to help?

Yours very truly,

EF:ASK

March 27, 1933.

Dr. Homer A. Hansen,
Mt. of Olives,
San Fernando, California.

My dear Hansen:

Enclosed find copy of letter to the Bank of America which is explanatory, which I believe cleans up the situation as per our understanding.

I should correct a statement I made over the phone the other day, we got only \$225.00 for the Poway property and \$75.00 for my 300 and some odd acres adjoining. In consideration of the \$225.00 I have to put in a new pipe line and run it across the street east of the highway. This we were prepared to do but thought that this could be overcome, at least temporarily, and save Mrs. McClure and me that expense of putting the water for the cattle to drink, to take the place of the present watering trough near Vandam's place. I then thought of hooking up the pipe line furnishing some water to the county and cutting it off temporarily, so we could use your pipe line, as you put no water thru your pipe line for six months. We could hook in with the county farm and furnish them some water also.

Please write a letter to the effect that we can make this connection without charge, and are to vacate on 30 days written notice, as per your conversation over the phone today.

Sincerely yours,

EF:KLM

THE FIRST NATIONAL BANK OF POMONA

Pomona, California

March 25, 1933

Trust #554.

Bank of America N. T. & S. A.,
Los Angeles, California.

Attention: Mr. Aggeler
In re: Your Trust No. BA-421

Dear Sir:

A few days ago we wrote you confirming our telephone conversation in which we stated that provided Mr. Ed Fletcher paid \$80.00 toward the title expense incident to transfer of certain trust deeds from the above numbered trust, to himself in the amount of 40% thereof, and to the First National Bank of Pomona for the account of Mrs. Margaret McClure, in the amount of 60% thereof, we would be willing to credit the payment on his indebtedness to us.

We have had two letters from Mr. Fletcher since in which he states that his impression is that we will share 60% in the expense and he 40%. This letter is for the purpose of emphasizing that we will not be responsible for 60% of the expense. Regardless of what this item is or the amount which Mr. Fletcher puts up, we will credit him with only \$80.00 on his indebtedness to us. However, 60% of the trust deeds released should be assigned to us as Trustee for Mrs. McClure.

Yours very truly,

(signed) C. A. Steadman

Trust Officer.

CAS-F.

San Diego, California,
March 27, 1933.

Homer A. Hansen
Marie A. Hansen

In consideration of \$1.00 and other valuable considerations, I hereby release you from your commitments by reason of guaranteeing the trust deed note in the sum of \$7104.77, dated February 15, 1926 executed by M. E. Holloway, Belle Holloway and H. W. Wait, secured by Deed of Trust which is recorded in Book 109, Page 93 of Official Records in the office of the Recorder of Ventura County, said note being in favor of A. Z. Dean.

E. Hatcher

San Diego, California,
March 27, 1933.

Homer A. Hansen
Marie A. Hansen

In consideration of \$1.00 and other valuable considerations, I hereby release you from your commitments by reason of guaranteeing the trust deed note in the sum of \$7104.77, dated February 15, 1926 executed by M. E. Holloway, Belle Holloway and H. W. Wait, secured by Deed of Trust which is recorded in Book 109, Page 93 of Official Records in the office of the Recorder of Ventura County, said note being in favor of A. Z. Dean.

Osman

April Twenty-seventh
1 9 3 3

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Calif.

Dear Dr. Hansen:

What does the enclosed letter from the Bank of
Americamean? Please let me hear by return mail.

Yours very truly,

EF:ASK

Osman

May Third
1 9 3 3

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Calif.

My dear Dr. Hansen:

Enclosed find copy of letter from Osterman. What shall
I answer him?

Will you please answer me about the Watson matter? What
can we do to straighten that out? Also will you please punch up Mr.
Aggeler?

Yours very truly,

EF:ASK

Mount of Olives
SAN FERNANDO, CALIF.

May 6th 1933

Dear Col. Fletcher:-

I think it proper to tell Mr Osterman that he may have title to his 27½ acres subject to back taxes, which amount will be credited on his trust deed. Also that no interest shall be charged on his trust deed until after he gets title. Osterman is a good man.

If I understand Watson's request it is that he recover the property he now holds subject to \$2200.00 owing to you + Steadman and 1000.00 to me and in consideration thereof he shall receive about ½ of the same property back free + clear. I will try to see Watson real soon. Have you any suggestions about the matter?

Very Truly
Homer A. Hansen

Copy

September Sixteenth

1 9 3 3

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Calif.

Dear Dr. Hansen:

Enclosed find copy of letter from the Bank of America that is explanatory.

Mr. Eck tells me that Mr. Killion and Kemsley are both your agents and you are acquiring this property in their name for you. Is this true or not? Whether or not I am willing to go ahead and get out these certificates of title.

Mr. Steadman and I will undoubtedly waive all interest and all we want Kemsley and Killion to do is to assume the back taxes, as Mr. Osterman has agreed to do. I have a letter from him on that subject.

Just to clear this matter up wont you help us so to do? I take it that neither Osterman, Killion or Kemsley have paid in a dollar since their initial payment either principal or interest and as long as the interest is knocked off they can well afford to assume the delinquent taxes, particularly as the state is not charging any penalties, only 7% interest.

Will you please let me hear from you by return mail.

I will immediately get out the title search as asked for by the Bank of America.

Yours very truly,

EF:ASK

Commy

Mount of Olives
SAN FERNANDO, CALIF.

Sept 19-33

Dear Col. Fletcher:-

Replying to yours of Sept 16th

It is agreeable to both Killion & Kemsley as well as Osterman to assume the back taxes on their parcels provided they are given credit on their principle notes for the amount and provided also that interest is to start on their notes at close of escrow.

Very Truly
Homer A. Hansen

Commy

September Twenty-second
1 9 3 3

Dr. H. A. Hansen
Mt. of Olives
San Fernando, Calif.

Friend Hansen:

Answering yours of the 19th will say that it seems wholly unfair for Killion, Kemsley and Osterman to make a nominal payment down and hold the property for four or five years and we will have to pay the taxes and collect no interest.

I felt knocking off the interest was fair and so wrote Mr. Osterman and Mr. Eck tells me that Mr. Osterman has agreed to pay the back taxes providing he is not charged with interest.

Of course, if the Killion and Kemsley deals are in reality your personal deals and that is the price for clearing up the old trust deed and getting the property redeeded we will pay it. With your permission I will close the deal with Osterman regarding the matter of Osterman paying the delinquent taxes.

The title company are making a search on the three properties and have asked for a statement from the auditor re the cost of redemption of the three properties, Killion, Kemsley and Osterman.

It is my understanding that this completes the transaction to your satisfaction, and I understand from the bank that is all that is holding up the transferring of the properties so I am agreeing to this on condition that the above completes the transaction.

If there is anything else holding up the completion of the transaction, closing out the trust and redeeding the property I must know it at once.

Will you please let me hear from you by return mail and oblige.

Sincerely yours,

EF:ASK

October Twenty-fifth
1 9 3 5

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Calif.

Dear Dr. Hansen:

Enclosed find copy of letter from the Southern Title & Trust Company that is explanatory. It shows you that we are doing everything on earth we can to expedite matters.

I placed this order nearly two months ago at the request of the title company.

F. E. Osterman is willing to pay up the delinquent taxes if we do not charge him any interest. This is only equitable and I am sure you have no objection, if I can make arrangements of this kind.

I had supposed the other two sales were to independent parties but as long as it is to you indirectly I can understand why you want the taxes paid as an extra consideration. Under these conditions, of course, we will have to allow the delinquent taxes to be credited on your note as I understand that is a condition of the closing of the trust. I would appreciate it if you did.

We are expediting this matter as fast as possible.

Yours very truly,

EF:ASK

November 1, 1935.

Dr. Homer A. Hansen,
Route A,
San Fernando, California.

My dear Dr. Hansen:

Referring to the Lark C. Watson matter, as per letter of October 25th from the Bank of America to you, we have never received any compensation in relation thereto, but we are perfectly willing to cancel the agreement if you will cancel the \$1,000 note and clear the title. What is your pleasure in the matter?

Is this in the form of a trust deed, and has the trust deed been recorded. It would mean getting a complete acquittance from Mr. Watson.

I am sending a copy of this letter to Bank of America and to Mr. Stedman.

You blame me for the delay here at the Southern Title & Trust Company. If you will see a letter written three or four days ago by the Southern Title & Trust Company to the Bank of America, furnishing the final data asked for by the Bank of America, you will see that in no way was I to blame for the delay. The matter is fully explained by the title company. We have fulfilled every requirement asked for by the Bank of America. Will you please help us to clean this matter up and get the trust cancelled and property transferred, as agreed.

Yours very truly,

EF:H

AMERICA
Bank of Italy
NATIONAL TRUSTS ASSOCIATION
Trust Department
Main Office Los Angeles

Trust No. BA-421.

December 14, 1933.

Dr. Homer A. Hansen,
Route A,
San Fernando, California.

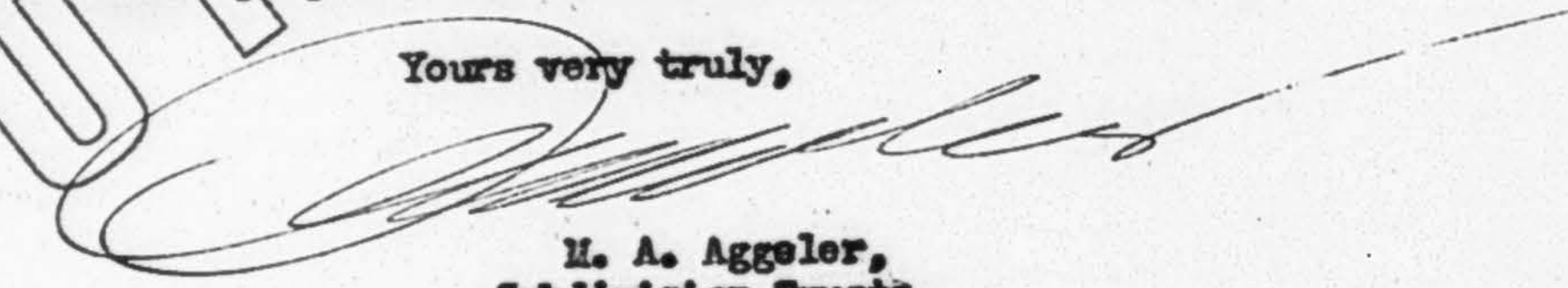
Dear Sir:

Please communicate with me immediately so that there can be arranged for me separate meetings with the Kemsleys and the Killions, such as I had with Mr. Osterman.

It seems that a personal meeting with the parties is the only way in which the quick termination of their respective deals can be effected.

I also wish to discuss with you the possibility of obtaining a set of clear maps, so that the termination of the trust, with respect to the unsold property can be brought about.

Yours very truly,


M. A. Aggeler,
Subdivision Trusts.

MAA:ES

Copies to:
Harrison G. Sloane, Attorney at Law,
1230 Bank of America Building,
San Diego, California.

Colonel Ed Fletcher,
1020 9th Avenue,
San Diego, California.

AMERICA
Bank of Italy
NATIONAL TRUSTS ASSOCIATION
Trust Department
Main Office Los Angeles

Trust No. BA-421.

December 14, 1933.

Dr. Homer A. Hansen,
Route A,
San Fernando, California.

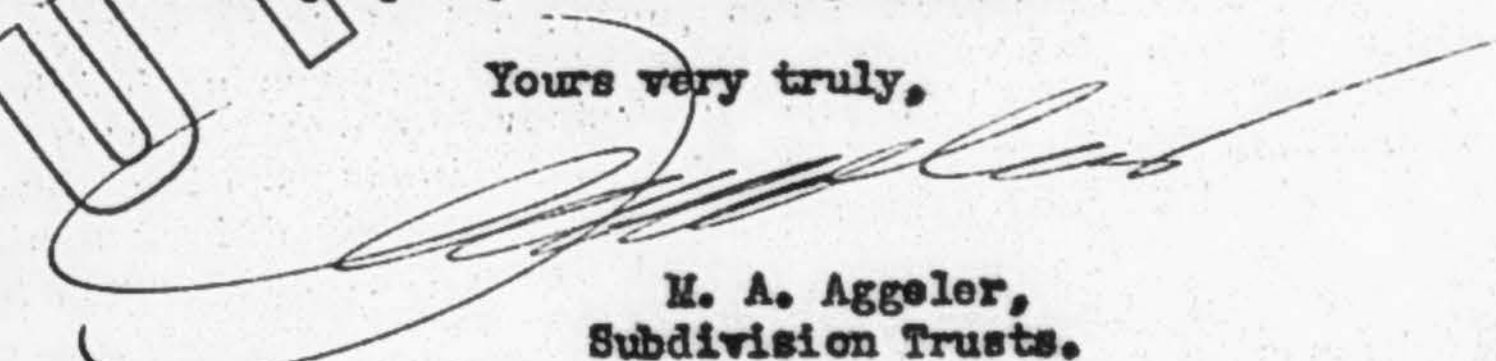
Dear Sir:

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It seems that a personal meeting with the parties is the only way in which the quick termination of their respective deals can be effected.

I also wish to discuss with you the possibility of obtaining a set of clear maps, so that the termination of the trust, with respect to the unsold property can be brought about.

Yours very truly,


M. A. Aggeler,
Subdivision Trusts.

MAA:ES

Copies to:
Harrison G. Sloane, Attorney at Law,
1230 Bank of America Building,
San Diego, California.

Colonel Ed Fletcher,
1020 9th Avenue,
San Diego, California.

February Twelfth
1 9 3 4

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, Calif.

My dear Dr. Hansen:

I called on Mr. Aggeler last week and he said that the only way on earth was for you to get Kemble and Killion to come in and sign the new papers. He would get them prepared and completed in 10 minutes. Will you please do this?

If there is nothing else to do to complete the transaction then I am willing to approve the new demands of yours to deed the land on which the well is with a proviso that all the land that we have in the tract has the right to use this water for domestic purposes as well as irrigation. Please confirm by return mail.

Also, will you please go in and see Mr. Aggeler and get this matter cleaned up?

Yours very truly,

EF:ACK

June 4, 1934.

Dr. Homer A. Hansen,
Mt. of Olives,
San Fernando, California.

My dear Dr. Hansen:

Mr. Curtis informs me that Mr. Stuck is taking up the pipe line and cutting him off from the water supply for the park. Under a definite agreement that I have with you, in deeding that well you agreed to see that water was supplied for Curtis and the park.

Will you please stop Mr. Stuck or straighten him out in some way mutually satisfactory immediately, as he is threatening to cut Curtis' supply off.

I am anxiously waiting for us to get together and settle our problems and divide up the property. When can this be done? Unfortunately I had to go to Washington and New York the last four weeks and just chased up to San Francisco last week, but whenever you want to get together and get this deal consummated, let me know.

Yours sincerely,

EF:KLM

June Twenty-sixth
1 9 3 4

Don

Dr. Homer A. Hansen ,
Mt. of Olives
San Fernando, Calif.

Dear Dr. Hansen:

I received your note. I have been waiting for two months
to hear from you and will be glad to see you any time next week. Let
me know when you are coming.

Yours very truly,

EF:ASK

August 10, 1934.

Dr. Homer A. Hansen,
Mt. of Olives
San Fernando, California.

My dear Doctor Hansen:

Enclosed find copy of letter to the bank
which is explanatory.

Mr. Earl Lovett says that the proper procedure
is to have the property deeded to the Ed Fletcher Co., regarding
the water system, and we in turn will deed the property to
Meadowbrook Mutual Water Company with the reservation agreed on.

With kindest regards, I am

Sincerely yours,

EF:KLM

Gordon

Mount of Olives
SAN FERNANDO, CALIF.

Dear Col. Fletcher, :-

Aug 11-34

answering yours of yesterday.

The procedure advised by Mr Lovett in deed^{ing} the "well" property is what we agreed on when I last saw you.

The description with reservation as agreed upon was handed to Miss May and it was my understanding that the deed would be executed by the Ed Fletcher Co in favor of the Meadowbrook Mutual Water Co and mailed to me. If this is not correct please advise.

Very Truly
Homer A. Hansen

San Fernando

10/26/34

Dear Col. Fletcher

I am authorized by the First National Bank of Pomona to make a deal on the facture I expect to be in San Diego during the next two weeks and will see you about the lease in the meantime, what about the deed to Meadowbrook Mutual Water Co of the well?

Very Truly
Homer A. Hansen

Poway

Mount of Olives
SAN FERNANDO, CALIF.

Dear Col. Fletcher: Nov 9th - 1934

\$125⁰⁰ will be O.K. for
the Bank's part of the pasture on a
one year's lease with right to cancel
on 30 days notice and return the
unearned portion of the \$125⁰⁰

Please send check to me payable
to First National Bank, Pomona.

Very Truly
Homer A. Hansen.

Poway

December 5, 1934.

Dr. Homer A. Hansen,
Mount of Olives
San Fernando, California.

My dear Dr. Hansen:

I had a talk with Steadman over the phone today
on Poway matters, and he told me to send him a check for the
\$125.00. I was able to run a bluff on the Sawday-Sexson
crowd and got them to increase the rental to \$250.00, so I
sent Steadman a check for the \$125 today.

How is the escrow getting along? What is
holding it up now. The deed to the Meadowbrook Water Company
is prepared and ready to deliver to you when the deal is
consummated.

With kind regards, I am

Sincerely yours,

EF:KLM

Comm

Mount of Olives
SAN FERNANDO, CALIF.

May 23- '35-

Dear Col. Fletcher:-

Please mail me the deed to the Meadowbrook Water Co. covering the well as per agreement. Your letter of Dec 5-34 says "The deed to the Meadowbrook Water Co is prepared & ready to deliver to you when the deal is consummated." I think you are making a good record in the Senate.

Very Truly
Homer A. Hansen

May 25, 1935.

Dr. Homer A. Hansen,
Mount of Olives,
San Fernando, California.

My dear Dr. Hansen:

Answering your letter of May 23d requesting deed to the Meadowbrook Water Company, as Col. Fletcher is still in Sacramento we will have to hold the matter over until his return, which will be around the 1st of June.

Sincerely yours,

KLM

Copy

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Sept 21-35

Dear Col. Fletcher:-

For \$1100⁰⁰ net cash within 30 days from date I will deliver property assigned the W^olume Solano beach trust deed. This is the lowest figure at which I am authorized to deliver.

Very Truly
Homer A. Hansen

October 1, 1935.

Dr. Homer A. Hansen,
Mount of Olives,
San Fernando, California.

My dear Doc:

Have just returned from an Eastern trip and find your letter of the 21st. The best offer that I can get is \$1,000. My recollection is that they offered to take \$1,000. I have not written to Steadman, leaving the matter entirely in your hands, hoping you would play the game and help me out. Won't you please do it. Don't try to make anything on this deal, with me, Doc. I have tried to cooperate with you in every way possible.

Maybe I am mistaken but my understanding is that they were willing to take \$1,000. Have you any objections to my writing Steadman direct. Please help me out in this matter.

A reply by return mail will be appreciated.

Yours sincerely,

EF M

Pomona

October 10, 1935

Dr. Homer A. Hansen
Mount of Olives
Route 2
San Fernando, California

My dear Doc:

I will try to clean this matter up and write you in a few days regarding the \$1062.50.

Do you want to lease the Poway. The best amount I can get is \$250 cash and we will split fifty-fifty the water coming from the same source as at present. What is your pleasure?

Sincerely yours

EF:RC

Pomona

October 21, 1935

Dr. Homer A. Hanson
Mount of Olives
San Fernando, California

Friend Hanson:

I wrote up to the First National Bank of Pomona, as you suggested, and they told me that all matters relative to the Poway holdings are being handled by you, including the renting of the pasture.

Please let me know by return mail what you will take. They have offered \$250 but I think I can get \$300 and we split fifty-fifty, we furnishing the water the same as last year. Terms will be cash, and the money forwarded immediately, so Sexton says.

Sincerely yours

EF:RC

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Oct 25-35

Dear Col. Fletcher:-

\$300⁰⁰ cash will be O.K. for
the future, starting from Oct 1st to Oct 1-36
reserving the right to sell any portion
of the land recently deeded to The
First National Bank of Pomona by
rebatting pro rata on the part sold if any.
What about the Solana Beach Mtge.
There is a possibility of selling the Pomona
ranch for cash if the price is right.
Please let me know approx what you
want and if the sale progresses and
I think it may I will come & see you.
I hope things are going well with you.
Very Truly
Homer H. Hansen

Pomona

October 28, 1935

Dr. Homer Hansen
Mount of Olives
San Fernando, California

My dear Doctor:

Answering yours of the 25th will say I have already
got him up to \$800 cash and I am trying to get \$400. Will send
you half of what I get.

We will be glad to sell for cash the Pomona property.
I assume you are referring to the property that Mrs. McClure formerly
owned with us.

Two people have promised to loan me \$1,000 on the Solana
Beach house and failed at the last minute. I was intending to dig up
the balance some way. The last offer was \$800 on a loan but I am
going to dig up the \$1,000 any way, some way, somehow, in the very near
future.

With kindest regards

Sincerely yours

EF:RC

Forney

November 5, 1935.

Dr. Homer A. Hansen,
Mt of Olives,
San Fernando, California.

My dear Dr. Hansen:

I could not get over \$300. He threatened to throw up his lease and has three months pasturage coming, so I cashed his check today and am sending you a check for one-half of it, \$150.00 covering the lease from October 1st, 1935 to Oct 1st, 1936.

Yours sincerely,

EF M

Forney

November 7, 1935.

Dr. Homer A. Hansen,
Mt. of Olives,
San Fernando, California.

My dear Dr. Hansen:

I could not get over \$300.00. He threatened to throw up his lease and has three months pasturage coming, so I cashed his check and am sending you a check for one-half of it, \$150.00, covering the lease from October 1st, 1935 to October 1st, 1936.

Yours sincerely,

EF M

Conroy

June 27, 1936.

Dr. Homer A. Hansen,
Mount of Olives,
San Fernando, California.

My dear Hansen:

There is a possibility of my selling
the 5 acres known as the Pippitt place for \$375.00. Can you get
a release from Pippitt. We will have to pay the delinquent
taxes. Please let me know by return mail.

I am willing to assume a new obligation
of \$900.00 for the trust deed on the Voris place and apply this
money on it, paying on the trust deed \$300 now and \$25.00 a month
until paid, if you will cancel the old trust deed and take a new
one in the name of some individual I may designate.

I must know by return mail.

Yours sincerely,

EF H

Conroy

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Dear Col. Fletcher: July 1 - 36

Your letter of June 27 reached
me here today at Running Springs
where we are having a vacation.

I cannot answer on the Voris place
at present for the reason that Mr
Steadman has just left for Alaska
on a 3 weeks trip.

I will undertake to get a release
from Pippitt on my return home
from here. Sincerely,
Homer A. Hansen

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Dear Col. Fletcher:- Aug 6-36

It now seems possible to make the exchange of the T. deed note on the Solano Beach house held by the First National of Pomona for your 40 per cent interest in the Porway T. deed note held by them.

If you will write me that the above is agreeable I will try to get the Bank and Mr. McCloud to come through.

Very Truly
Homer A. Hansen

Pomona

August 11, 1936.

Dr. Homer A. Hansen,
Mount of Olives
San Fernando, California. Route 2

My dear Doc:

Answering your letter of the 6th, will say I had assumed that everything was off not having heard from you, but this arrangement is satisfactory and the assignment can be forthcoming immediately. I would want the property reconveyed to Catherine F. Taylor.

Yours sincerely,

EF-M

Dear Col:

Sept 7

If you are interested in securing the undivided $\frac{1}{2}$ interest in Reese Marine for something at Poway I think such an exchange can be made. Would be interested in part of the Bradley 200 acres, the Park or something near the old P.O. at Poway.

Yours
Hansen

Bill Curtis is anxious to leave the Park & wants a new 3 yr lease so he can sell out. He has lost interest & does not keep up the place as formerly.

H.

September 11, 1936
Dict. 9/10/36

Dr. Homer A. Hansen
Mount of Olives
San Fernando, California

My dear Doc:

Owing to one of my dear friends passing away, and which took Mrs. Fletcher and I four days away from business, I have not been able to write you before this.

Thanks for the information regarding Bill Curtis. I will see what can be done about taking over the undivided interest and make a trade just as soon as I can catch up with my work.

Enclosed find copy of letter I wrote Mr. Stedman. It is the only thing that can be done, I furnish the water.

With kind personal regards,

Sincerely yours,

EF/jv

Enclosure

September 23, 1936.

Dr. Homer A. Hansen
Mount of Olives
San Fernando, California.

My dear Doc:

Answering yours of the 7th, will say I have been East, North and everywhere.

I followed your suggestion and am only making a one year lease with E. B. Vickerty. Curtis has gone.

I will consider an exchange of certain Poway lands for the interest in Keeney Gardens, but the interest is not worth much. What is it that you want. I would say something east of the postoffice, some lots, but not much. Let me hear from you by return mail what your idea is.

It is a gamble any way and I am making an offer to exchange only on condition that your attorneys have protested in court and that you already have not been out by the Santa Fe suit.

With kindest regards, I am

Sincerely yours,

EF M

Poway

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Sept 28-36

Dear Col. Fletcher: -

Regarding an exchange of the $\frac{1}{2}$ interest in the 93 acres in Keeney Gardens for acreage at Poway, the Banks attorneys have protested the Santa Fe suit - in court.

I am willing to recommend a trade on the basis of 1 acre at Keeney Gardens for 2 at Poway either near the Post office or in the westerly portion of the Bradley 200 acres.

Please let me have something definite and I will undertake to get quick action.

I hope things are going well for you and your wonderful family.

Sincerely
Homer A. Hansen

September 30, 1956.

Dr. Homer A. Hansen,
Mount of Olives
San Fernando, California.

My dear Hansen:

Answering yours of the 28th will say that our Poway taxes are paid, while there are 5 or 6 years state and county and irrigation district taxes against the Koeney Gardens land, with a lawsuit on our hands. I would not think of any deal excepting perhaps one acre in Poway for two acres on the coast, and I will want an answer by return mail.

The Bradley property is out of the question and somewhere East of the road near or east of the postoffice is the only thing we would consider.

I must know by return mail whether we shall rent the pasture for this coming year and on the same basis.

Yours sincerely,

EF M

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Oct 4 - 36

My Dear Col:-
Your offer of exchange on the Koeney Gardens is too far out of line for consideration. Make a reasonable offer and it is yours.
The pasture is not for rent this year.

Very Truly

Homer A. Hansen

October 7, 1936

Dr. Homer A. Hansen
Mount of Olives
Route 2,
San Fernando, California

My dear Doc:

Answering yours of the 4th. If the pasture is not for rent this year, then there is no necessity of my furnishing any more water to that territory, therefore, the pipe line will be cut off on December 1, 1936. Please notify all your people accordingly.

Regarding Keene Gardens. Please give me legal description of the property which you wish to acquire from us by return mail. I will then give you a final yes or no answer.

With kind personal regards,

Sincerely yours,

EF/jv

6/

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Oct 18 - 36

Dear Col. Fletcher:-

Please let me know when you expect to be in Los Angeles and we will discuss the Keene Gardens and the fastened lease.

I intended coming to see you during D. L. Mar Fair but was prevented.

Homer A. Hansen

Copy

October 19, 1936.

Dr. Homer A. Hansen
Mount of Olives
San Fernando, California.

My dear Doctor Hansen:

When can you meet me at Poway? I have the pipe now and am going to put in distribution lines and try to do something in the sale of our real estate at Poway.

There are one or two trades that we might put over to our mutual advantage and on the ground I will show you what my plans are for your friendly criticism.

Let me know when you can meet me on the ground.

Yours sincerely,

EF M

October 21, 1936.

Dr. Homer A. Hansen,
Mt. of Olives
San Fernando, Calif.

My dear Dr. Hansen:

Have you the tracing of the Meadowbrook Farms arbitrary map? If so, will you please send me two and send me the bill and I will pay for them.

Yours sincerely,

EF M

Pomona

October 24, 1936.

Dr. Homer A. Hansen,
Mt. of Olives
San Fernando, California.

My dear Doctor:

Confirming our understanding yesterday when we met at Poway, enclosed find check for \$350.00 being settlement in full for Bank of Pomona Poway lands leased to Sawday & Sexson from October 1, 1935 to Oct. 1, 1937.

I will consider a trade if you wish to make a trade of your lands lying west of the highway, reserving an acre or two for your improvements. I will also consider a low price for your stone house in the 40 where the well and pumping plant are, north of the county barn, if you will allow me a small payment down and monthly payments, you to give me a clear title. It is my intention to throw the whole property back into acreage.

Please give me Mr. Stuck's initials. I have just been informed that he has fenced off and been using part of our property for years. Is this true? Please let me hear from you by return mail.

Yours sincerely,

EF M

Pomona

October 30, 1936.

Dr. Homer A. Hansen
Mount of Olives
San Fernando, California.

My dear Doctor:

Will you give me an answer one way or the other about taking a deed to 80 acres and giving us a deed to the little stone building and lots and a quitclaim deed to the Marine View Garden lots.

I have checked up with Miss May and she informs me that since those figures were given you, copy of which you gave me in the matter of exchange, the portion of Lot 4, Parcel B was sold to Wm. Tyson. That in reality was only 2 1/5 acres instead of 7 1/7 acres as the other portion had been sold years previously to a Mr. Hauch. In Block 3, Lot 3, Parcels A. and B. that property has been owned entirely by the company for many years and The Bank of Pomona has no interest in it whatever. That makes the total acreage 80.32 acres.

An early reply will be appreciated.

Yours sincerely,

EF M

RED

Lot 1 Block 1	"A" — 2.51 acres ✓
	"B" — 4.00 " ✓
Lot 2 Block 1	"A" — 3.97 acres ✓
	"B" — 5.25 " ✓
Lot 4 Block 1	— 9.45 acres ✓
Lot 5 Block 1	— 10.89 acres ✓
Lot 6 Block 1	"B" — 2.37 acres ✓
	"C" — 1.42 " ✓
Lot 2 Block 5	— 12.97 " ✓
<hr/>	
Total	52.83 "
	13.51
	<hr/> 29.32

YELLOW

Lot 3 Block 3	"A" — 3.33 acres	<i>(all more)</i>
	"B" — 5.01 "	
4	5	— 2.15 " ✓
1	4	"C" — 2.12 " ✓
4	4	"B" — 7.17 " ✓ <i>see</i>
5	4	"A" — 5.83 " ✓
6	4	"A" — 3.48 " ✓
		"B" — 5.36 " ✓
	7	— 3.49 " ✓
1	2	— 2.56 " ✓
2	2	"A" — 2.52 " ✓
<hr/>		
		41.00 "

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Nov 5 - 36

Dear Col. Fletcher:—

It will be necessary for us to get together again before making a deal on Peene Marine. I expect to be in San Diego within the next couple of weeks and will call on you. If you should be in Los Angeles in the meantime telephone me and I will meet you.

I am sending under separate cover the map tracing you wanted for making blue prints. Please return it to me soon.

Sincerely,
Homer A. Hansen

November 13, 1936.

Dr. Homer A. Hansen,
Mount of Olives
San Fernando, California.

My dear Doc:

Thanks for yours of the 5th, have made prints
and am returning the negative today.

Will be glad to see you at your convenience,
either in Los Angeles or San Diego.

Yours sincerely,

EF M

November 18, 1936

Dr. Homer A. Hansen
Mt. of Olives
San Fernando, California

Dear Dr. Hansen:

Would you be willing to look into the value of Lot
128, Tract 9295, Block 132 as per map 67 to 69 of the Re-
corder's Office, Los Angeles County? It is nine blocks
south of 128th street outside the City limits - it is on
137th Street between Stanford and McKinley.

Please let me know if you would be interested in a
trade and what you think the value of the lot is.

Sincerely yours,

EF/jv

(Nels Ostrander, Encinitas) - wants to lease our Lot 7 in
Avocado Acres #7 or will con-
sider an exchange.

Poway

November 27, 1936
Dict. 11/25/36

Dr. Homer A. Hansen
Mount of Olives
Route 2
San Fernando, California

Dear Dr. Hansen:

Mr. Stuck refuses to recognize our ownership of land, claiming that he bought it from you, has paid you for it, etc.

I refer to the 30 or 40 acres just north of the well and pumping plant near the State Highway at Poway. What are the facts in the matter? Please let me hear from you by return mail. I have no knowledge of any sale to Mr. Stuck, have received no compensation or payments of any kind or character. That property was included in the Bank of Pomona sale to us, it has been deeded to us and it was in our agreement that we should have this property. This is a matter between you and Mr. Stuck.

Sincerely yours,

EF/jv

Mount of Olives
SAN FERNANDO, CALIF.
ROUTE 2

Dec 2-36

Dear Col. Fletcher:-

If Daniel Stuck says he has paid me for the 30 or 40 acres deeded to you by the Bank he is telling a lie. There is no truth in such a statement. I will gladly go with you to see him and feel sure he will make no such statement in my presence. About 9 or 10 years ago he was anxious to buy that land but so far as his paying me for it - is concerned that is a joke. Why not ask for his evidence of title. I will be glad to render any assistance I can in the matter.

Yours
Homer A. Hansen

Poway

December 17, 1936

Dr. Homer A. Hansen
Mount of Olives
San Fernando, California

Dear Dr. Hansen:

Enclosed find copy of letter I have received
from Mr. Stuck. How shall I answer him?

Sincerely yours,

EF/jv

Enclosure

January 20, 1943.

Dr. Homer A. Hansen,
P. O. Box 176,
San Fernando, Calif.

Friend Hansen:

There's a little rock building situated on a couple of lots in Meadowbrook Farms at Poway, just north of the highway bridge crossing the Poway creek that seems to stand, according to the title company records, in the name of Homes A. Hansen. In checking the records at the tax collector's office I find this property had been sold for taxes to the State of California. According to the title company records the property was deeded to Homes A. Hansen by Weston. Do you know about this particular piece of property and is the record at the title company incorrect? Should it have been Homer A. Hansen? If so, what would you take for a quit claim deed so that we can attempt to quiet title against the state and county for its possession. We own the balance of the 40 acres and would like to round out the tract.

With best regards, I am

Sincerely Yours,

EFJr:LK

138616 S.T.

Dr. Homer A. Hansen
1704 Laurel Street
South Pasadena, California

Feb 4 - 43

Dear Ed Fletcher Jr;

The lots + buildings
you write about are in my name
and I am holding title as trustee.

will furnish a quit claim deed
for \$50.00

I hope things are going well for
you and all the Fetters.

Sincerely
Homer A. Hansen

Meadow Brook farm # 46+47

Assessors map # 30 140+141

Sold order ^{11/12} for Taxes. Tax sale 2343

to Gene Smith,
Miramar Calif.

(see next attached)

160.00
220

May 11, 1943

Dr. Homer A. Hansen,
1704 Laurel Street
South Pasadena, California

Friend Hansen:

Enclosed find statement of Ed Fletcher
Jr to me regarding the stone house, which includes information
he got from the title company. What will you clear up the title
for? And what will you give me for the money? Something must
be done soon or we will file suit to quiet title and let the
court determine who owns the title and what is the amount to
clear the title.

I hope all is going well with you and
yours. Kindest regards.

Yours very truly,

EF M

Dr. Homer A. Hansen
1704 Laurel Street
South Pasadena, California

May 17-43

Dear Col. Fletcher

Item 2 in your quit title
guarantee is dated Oct. 13th 1925 and
being a mortgage is hopelessly outlawed.
I have so far been unable to locate
the old papers.

Item 3 being an 800⁰⁰ Trust deed was
paid in full and I will either dig up
the papers or make satisfactory proof
of its payment to satisfy the Title Co.
I hear many favorable comments
on your work in the Senate.

Sincerely

Homer A. Hansen

August 13, 1943

Dr. Homer A. Hansen,
1704 Laurel Street,
South Pasadena, California

My dear Dr. Hansen:

Answering yours of May 17, will say that if you carry
out the terms of this letter I will give you a check for
\$25.00 for a quit claim deed made to the Ed Fletcher Com-
pany.

With kind regards, I am,

Sincerely yours,

EF:mg

Dr. Homer A. Hansen
1704 Laurel Street
South Pasadena, California

Sep. 11, 1943

Dear Colonel Fletcher,

If you will prepare a quit claim deed and send it to me together with your check for fifty dollars, I will have the same executed and returned to you. I have ^{been} confined to the house for five weeks with a severe inflammation in one of my eyes but am almost well again. Mrs. Hansen is writing this for me and we both send our kind personal regards to you and also to Miss May if she is still with you.

Sincerely,
Homer A. Hansen.
M.A.H.

Zone 12

September 20, 1943

Dr. Homer A. Hansen,
1704 Laurel Street
South Pasadena, California

Dear Dr. Hansen:

Your letter of September 11th received and I am very sorry to learn of the trouble you have been having with your eye and hope it is o. k. now.

I will be glad to send you the \$50.00 for a quitclaim deed but first want to know whether the bankruptcy proceedings against you have been dismissed and also have you been able to clear Item 3, the \$800 trust deed which you said in your letter of May 17th had been paid in full. These are two items that should be clear off of the records by you.

Miss May sends regards to both you and Mrs. Hansen. She is still on the job.

Please let me hear from you as to the above items,

Yours sincerely,

EFSR

November 26, 1943

Dr. Homer A. Hansen
1708 Laurel Street
South Pasadena, California

My dear Doc:

We bought out Gene Smith and find we will have to file a quiet title suit to clear the title, which is being done.

We do not object to paying you the \$50.00, but while we are about it we want to clean up the whole mess out there.

It seems that Westman is supposed to own Lots 178, 179 and 180 of Meadowbrook Farms Sub., also known as Lots 5, 6 and 6-A, Assessor's Map No. 30. Do you know where he is and what those three lots can be bought for. Let's clean up this whole mess at the same time if we can.

Have you cleared off the bankruptcy judgments against you? That is what forces us to bring quiet title action.

Enclosed find article about our four boys that I know you will read with interest.

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

Dr. Homer A. Hansen
1704 Laurel Street
South Pasadena, California

Jan 27-44

Dear Miss May:

After a long delay I located the twenty original maps of Meadowbrook Farms and am sending them to you today. I hope they may answer your purpose.

Mrs Hansen and the children join me in sending you kindest regards and we all hope to see you before too long.

Sincerely

Homer A. Hansen

Please have the Title Co. return the maps.

February 3, 1944

Dr. Homer A. Hansen
1704 Laurel Street
South Pasadena, California.

Dear Dr. Hansen:

This is to acknowledge receipt of the original tracings of Meadowbrook Farms. We will take good care of them and as soon as the title company has taken off the necessary information will see that you get them back. Thank you very much for your kindness in lending them.

Kindest regards.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 9 Folder: 35

General Correspondence - Hansen, Dr. Homer A.



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