

Correspondence with Treanor
and Stevens regarding deed Mr & Mrs.
Fletcher to Henshaw in May 1922.
filed by Miss Fletcher in safe.

File in Mr. Stevens
file.

Correspondence with Treanor and
Stevens regarding deed Mr. and Mrs.
Fletcher to Henshaw in May, 1922
filed by Miss Fletcher in safe.

File in Mr. Treanor's file

May
First
1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

The following interest is due:

Barnett property	\$136.67
Bowman	43.75
Bryan property	367.50
George Stevens property . .	45.50
Lucy Stevens property . . .	318.50
	<u>\$972.92</u>

Your three fourths portion of same amounts to \$731.19,
and on the Nulton property there is \$45.75 interest due,
and your portion of same would be one half or \$21.88,
making a total of \$753.07. Will you please send by
return mail a check for this amount, and I will put up
the balance.

The Barnett note of \$10,000 is due, but I hope
they will be satisfied to accept the interest and let the
balance run. I am going to make a stab at it, by paying
the interest now.

Yours very truly,

RF:AH

May 2, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

Will you kindly confirm the enclosed
letter to Mr. Henshaw regarding taxes on the
properties we bought from him, and oblige

Yours truly,

EF:KLM

San Diego County Water Company
724 South Spring Street
Los Angeles, Cal.

May 3, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Mr. Fletcher:

Referring to your letter of May 1st
to Mr. Treanor regarding interest due. I note you
have figured this interest for various periods, one
for 9 months and others for 6 months, although the
properties were not taken over from Mr. Henshaw
until January 1, 1922. The interest payable May 1st
should cover a four-months' period only. There may
possibly be some adjustment due from Mr. Henshaw of
which I have no record.

Yours truly,

JHW/NEM



May 3, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Enclosed find letter from the attorney of Mr. Sommers, in the Wakeham matter, which is explanatory. He is certainly hard game. We only owe \$2,000 more and the balance \$5,000 in the form of a note is not due until October 1st, 1922, so it is up to us to either get a new mortgage for \$7,000 on this property, or else pay the \$2,000 on or before the 10th, then he has no right to foreclose.

What is your pleasure in regard to the matter.

Yours truly,

EF:KLM

San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

May 3, 1922.

Colonel Ed. Fletcher,
San Diego, California.

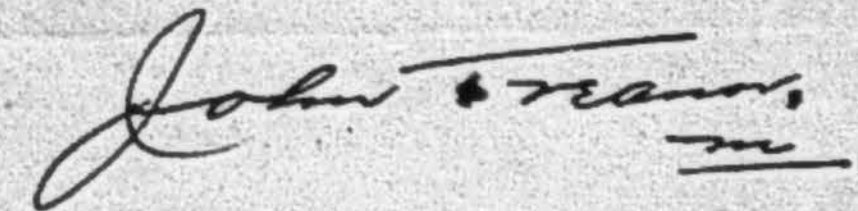
My dear Mr. Fletcher:

Mr. Woods is checking up the interest items listed in your letter of May 1st and will write you regarding them today.

I hope you will be able to get the Barnett mortgage extended. We will have to make the necessary arrangements for the release of the Barnett and Bernardo tracts that are to be conveyed to the Santa Fe. By the way, in settling up with the Santa Fe we discovered it was impossible to effect a description of the portion of the Barnett property to which we were to retain the fee, giving the Santa Fe the floodage rights, so I agreed to deed the whole area below the 330-foot contour to them, they to deed the good agricultural land back to us in exchange for a conveyance of the floodage rights. In closing up the contract there would seem to be no other practical way of figuring this out.

Yours truly,

JT/NEM



May 3, 1922

RIPARIAN RIGHTS ON
SAN LUIS REY

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

Dear Sir:

As per your request I call your attention to the question of acquiring by purchase immediately those riparian rights up and down the river that can be secured at a reasonable price.

You authorized me at one time to buy up both Miss Kitching's 121 acres and the McClurg. I can get the McClurg 45 acres, thru which the river runs for approximately \$600 and Miss Kitching's for \$1400 or \$1500. I believe they should be acquired. The river runs thru both properties.

My friend, Dr. Reid, has lately purchased the Jones tract, which is riparian, and has a ditch right. I think this can be secured for a nominal sum. I believe these three in particular should be acquired rather than condemned, as it will cost you more to condemn and breaks down the opposition to that extent.

Please let me hear from you one way or the other by the last of the week, and oblige
Yours truly,

EF:KLM

cc- Mr. Henshaw
Mr. Stevens

87
San Diego County Water Company
724 South Spring Street
Los Angeles, Cal.

May 4, 1922.

Colonel Ed. Fletcher,
San Diego, California.

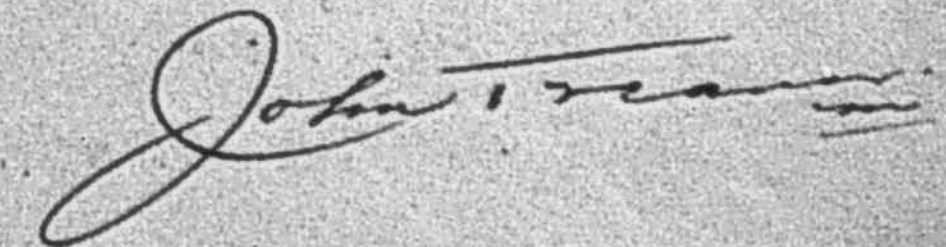
My dear Ed:

I have your letter of May 3rd regarding the Wakeham mortgage. You are doing all there is to be done and we will have to abide by the results.

I have your letter regarding the taxes on the Treanor-Fletcher property, and to the best of my recollection your statement is correct that the properties were to be free and clear of encumbrance excepting the encumbrances specifically set out in the schedule of mortgages. My idea was that the taxes would be pro-rated as of the date of sale. I think that is the fair way to look at it, and that is what I will say to Mr. Henshaw when I am in San Francisco tomorrow.

Yours truly,

JT/NEM



May 4, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

Regarding the Treanor-Fletcher property, these lands must be cared for and tenants secured, and as much revenue gotten out of them as possible.

In my arrangements with the Santa Fe, and the other properties that I handle, I secure the tenants and look after the property, and where we get 1/4th the crop as rental, the land owner gets 1/5th. Where the tenant pays 1/5th, the property gets one-sixth. Where it is cash rent I get the difference between 1/4th and 1/5th.

I will also look out for the question of taxes, etc, and that includes the bookkeeping.

Please let me know if this arrangement is satisfactory until new arrangements are made, so that there may be no misunderstanding between us in relation thereto.

Yours truly,

EF:KLM

May 5, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Answering yours of May 4th, I notice that your recollection is the same as mine when you inform me that the Treanor-Fletcher properties were to be free and clear of encumbrances excepting the encumbrances specifically set out in a schedule of mortgages.

The last half of the state and county taxes that we just paid were payable October first, 1921, and they would have become delinquent with a 5% penalty added April 24, 1922. The taxes due and payable October next, became a lien March first, 1922.

I cannot see, by any stretch of imagination, where it is up to us to pay Mr. Henshaw's taxes that became due and payable October first, 1921, and any title company will confirm my statement that it is customary to furnish the certificate of title showing the property free and clear of encumbrance unless otherwise specifically specified.

The Wakeham mortgage of \$2,000 and interest to May 10th, amounting to \$2028.93 must be paid by the 10th or his attorney will bring suit. Please send me Monday a check for \$1519.75, being three-fourths of the mortgage, and I will pay the balance, being my one-fourth interest. This leaves \$5,000 due October first next. I wish you could get a bank in your city to lend us \$7,000 on this property so we wouldn't have to put up anything.

Yours very truly,

EF:AH

cc- Mr. Henshaw

May 6, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

Dear Sir:

I don't see how we are going to clear the title to the Barnett property. The mortgage outlaws immediately and they are going to start suit to foreclose if something is not done immediately.

Then, again, we have got to release all of the property below the 330 ft. contour to the San Dieguito Mutual Water Company unless you can get an agreement from them to let us go ahead and renew our mortgage which Mr. Henshaw owed, ie: \$10,000 to the Southern Trust & Commerce Bank, together with the new mortgage which we have given to Mr. Henshaw. The whole thing is so mixed up-can you get Mr. Henshaw to give us a release without any consideration below the 330 ft. contour. After I hear from you in regard to this matter I will then take the matter up with the Southern Trust & Commerce Bank and see how much they will take for a release below the 330 ft. contour. As a matter of fact they would like all of their money, but I will see what I can do. Immediate action is necessary in this matter.

Enclosed find letter from Linda W. Stevens which is explanatory. Will you please send me \$225.00, plus \$24.45 being three-fourths of the interest from Jan. 1st 1922 to May 10, 1922, and I will send Mrs. Stevens my one-fourth \$75.00 and my one-fourth of the interest and in that way give her the \$300 that she asks for. Please return Mrs. Stevens' letter.

Yours very truly,

EF:KLM

Form Tel 5

FEDERAL TELEGRAPH COMPANY



TELEGRAM

R. P. SCHWEBIN, Pres.

Cheaper Rates ----- Faster Service

The Federal Telegraph Company transmits and delivers this message subject to the terms and conditions accepted by sender

Received at 961 First St. Spreckels Bldg.
28COA. 25 RUSH,

LOSANGELES, CALIF. MAY 6th, 1922-

ED. FLECTHER,

SANDIEGO, CALIF.

ON BEHALF OF MR. HENSHAW I HEREBY AUTHORIZE YOU TO CONVEY ALL RIPARIAN
OR OTHER WATER RIGHTS ON THE SANLUIS REY TO HENRY J. STEVENS.

JOHN TREANOR.

1244PM.

GIVE THE "FEDERAL" THE ANSWER

Stevens note outlawed
Feb 10/1919-
Bal. due - 1300-
Interest to May 1922 45.50
\$24.45 - 1324.50

GREAT TELEGRAPH COMPANY
TELEGRAMS

RECEIVED
 TELEGRAMS
 JAN 10 1895
 TELEGRAMS

ON RECEIPT OF THE ABOVE I HEREBY ADVISE YOU TO CONVEY ALL THE
 MONEY AND INTEREST THEREON TO THE ORDER OF THE ABOVE NAMED PARTY
 IN FULL PAYMENT OF THE ACCOUNT OF THE ABOVE NAMED PARTY TO
 THE ORDER OF THE ABOVE NAMED PARTY.

JOHN D. ...
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THE ...
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Jan 10-13 - 240 210/15

May 6, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Answering yours of May 3rd, will say that we have written to Mr. Woods to explain that on the Cary mortgage covering the Bryan property, we have to pay six months in advance, and have for several years, and when we paid the last time we only paid three months in advance, and so Miss Cary demands that the nine months interest be paid now in advance. Mr. Woods will receive a letter on this subject from my secretary.

I will go the limit to get the Barnett mortgage extended, and know I can be of assistance to Mr. Henshaw in getting a release on the Bernardo tract from Mrs. Hill.

As regards the Barnett property, I am satisfied with the arrangement you have made whereby we deed to the 330 foot contour and they deed the good agricultural land back to us in exchange for a conveyance of the floodage rights.

I am sorry that you did not include a clause in your contract whereby the Santa Fe are to make the survey and build and maintain a four wire fence all around, but I hope we can get them to do it anyhow.

Mrs. Fletcher and I have signed the deeds to the 330 foot contour covering all the lands effected by the Henshaw contract with the San Dieguito Mutual Water Company including the Barnett, and I mailed said deeds to Mr. Clotfelter today.

Yours very truly,

EF:AH

cc.- Mr. Henshaw

Ed Fletcher Company
FLETCHER BUILDING
920 EIGHTH ST.
SAN DIEGO, CALIFORNIA

AGENTS
PINE HILLS
DEL MAR
GROSSMONT

May 8, 1922

Mr. Ed Fletcher,
San Diego, Calif.

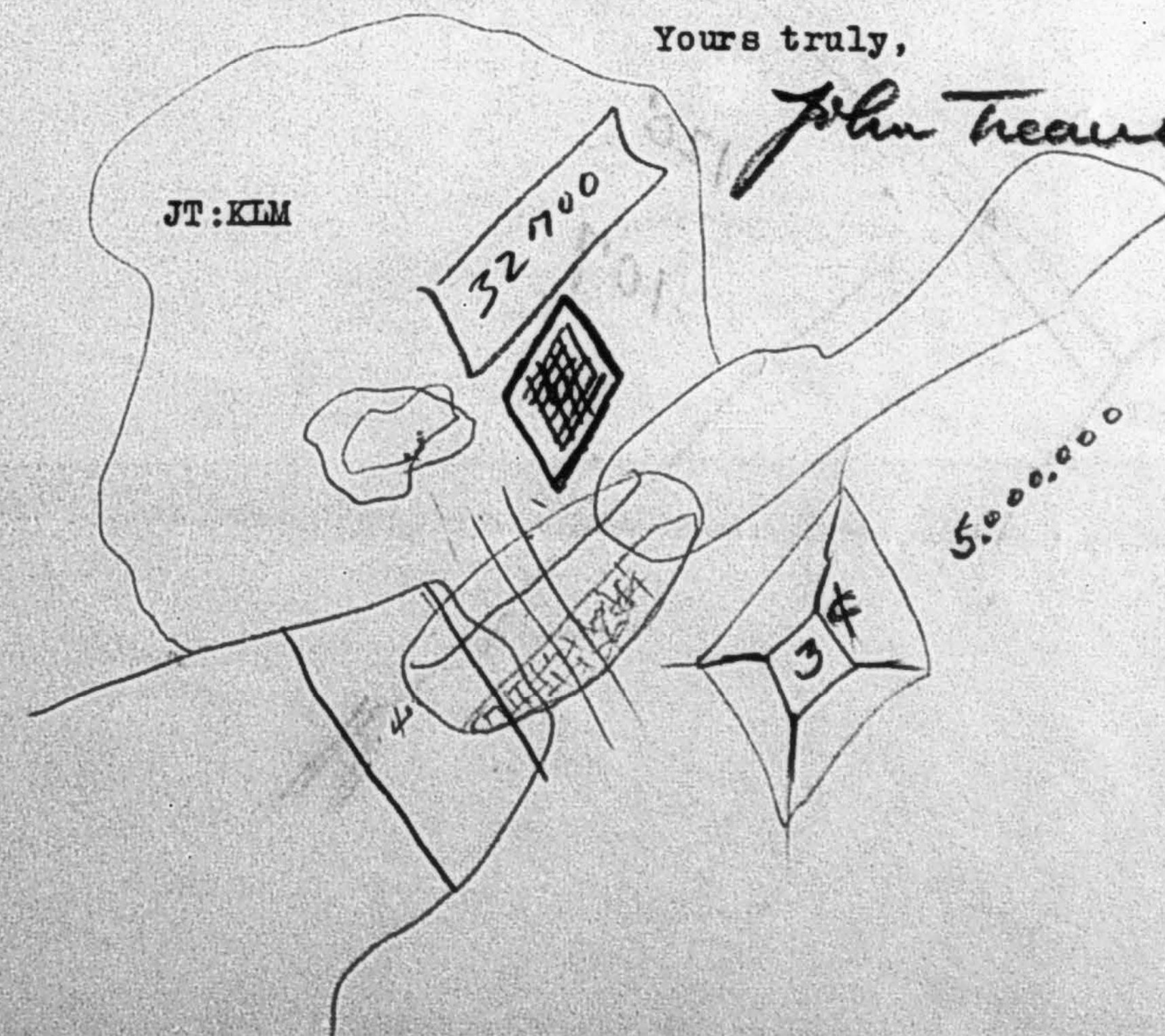
Dear Sir:

You wrote me to inquire if you correctly understood the basis for the conveyance of the Treanor-Fletcher interest in the MacCray property to Mr. Henry J. Stevens in behalf of Mr. Henshaw.

You said that your understanding was that Mr. Henshaw would rebate us the sum at which we took the interest over, plus \$500.00. You are correct. This sum will be credited proportionately upon our notes to Mr. Henshaw.

Yours truly,

John Treanor



RECEIVED
MAY 11 1922
SAN DIEGO

San Diego County Water Company
LEATHER BUILDING
320 NORTH ST.
SAN DIEGO, CALIFORNIA

May 8, 1922

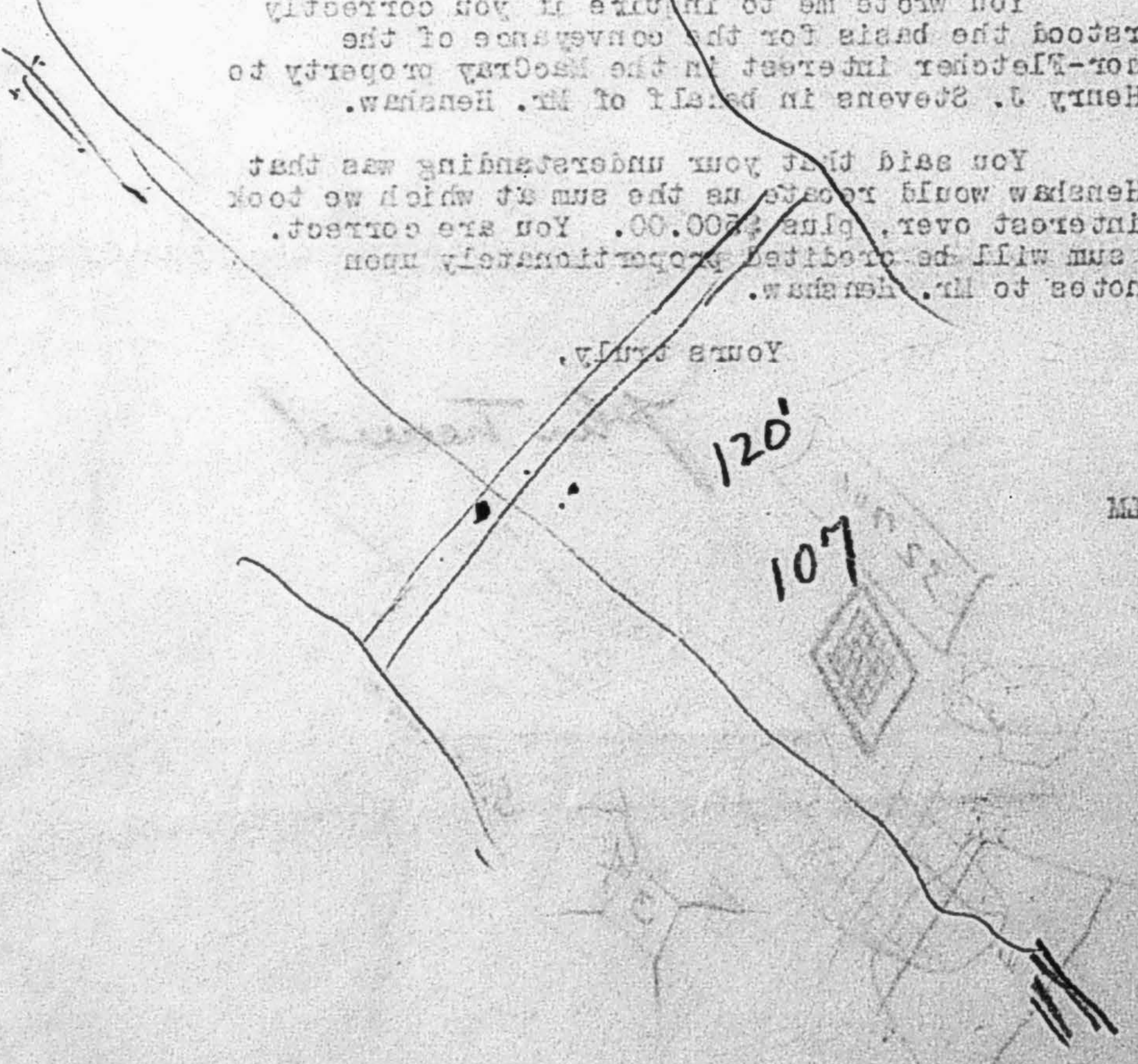
Mr. Ed Fletcher,
San Diego, Calif.

Dear Sir:

You wrote me to inquire if you correctly understood the basis for the conveyance of the Treanor-Fletcher interest in the property to Mr. Henry J. Stevens in behalf of Mr. Henshaw.

You said that your understanding was that Mr. Henshaw would receive the sum of which we took the interest over, plus \$700.00. You are correct. This sum will be credited proportionately upon our notes to Mr. Henshaw.

Yours truly,



MEX: TL

San Diego County Water Company
724 South Spring Street
Los Angeles, Cal.

May 8, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Mr. Fletcher:

Replying to your letter of May 6th, I am enclosing herewith Mr. Treanor's check in the sum of \$2156.50, being settlement of sundry interest items and \$1500 on the principal of the Wakeham account. A list of the interest items is enclosed herewith.

I am Trusting that this will be found satisfactory,

Yours truly,

JHW/NKM

J. Treanor portion interest
payments due in May 1922.

Barnett property	-3/4	Int. on note \$10,000. to May 1, 1922	\$102.50	<i>Paid</i>
Bowman	"	" \$1250-1/1/22 to 5/15/22	24.43	
Bryan	"	" \$7000 in advance from 5/2/22 to Feb. 2/23.	275.62	<i>Paid</i>
G. Stevens	"	" \$1300-Jan 1/22 to May 10/22	24.45	
L. Stevens	"	" \$10900 Jan. 1/22 to May 1, 22/	190.75	<i>Paid</i>
Wakeham	"	" 5000 Apr. 1 to Apr. 20/15.83 & (int. on \$2000 bal. Apr. 20 to 5/10/22-	6.67	
		and 3/4 bal. principal Wakeham \$2000 on note	22.50	
			16.87)	<i>Paid</i>
			1500.00)	
Nulton property	-1/2	int. on \$2500-Feb 15 to May 15/22.	21.88	
			<u>2155.50</u>	

Handwritten:
Paid
May 4/1922

May 9, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

Enclosed find copy of deed which Mrs. Fletcher and I have signed and delivered to Mr. Stevens, on Mr. Stevens' assurance that this was Mr. Henshaw's desire. Later in the afternoon I received your wire confirming same.

Yours truly,

EF:KLM

cc- Mr. Henshaw

Handwritten:
Paid

San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

May 10, 1922.

Colonel Ed. Fletcher,
San Diego, California.

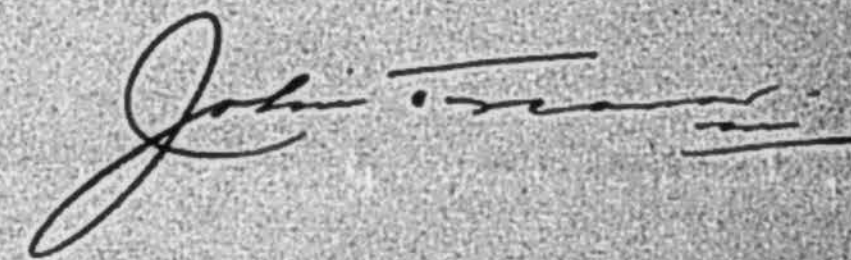
My dear Ed:

In answer to your letter of May 6th, I send you herewith my check for \$249.45, as payment of \$225 upon the principal of the Stevens' note, and \$24.45 as my proportion of the interest from January 1, 1922, to May 10, 1922. All in accordance with your letter of May 6th. I also return you Mrs. Stevens' letter.

As to the Barnett property, it is scarcely necessary to reply in writing as we discussed the matter yesterday. You have offered to pay the Southern Trust & Commerce Bank \$2000 if they will extend the loan for \$8000, releasing everything below the 330-foot contour. I am sure I can assure you that Mr. Henshaw will release us as to the property below the 330-foot contour.

Yours truly,

JT/NEM



San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

May 10, 1922.

Colonel Ed. Fletcher,
San Diego, California.

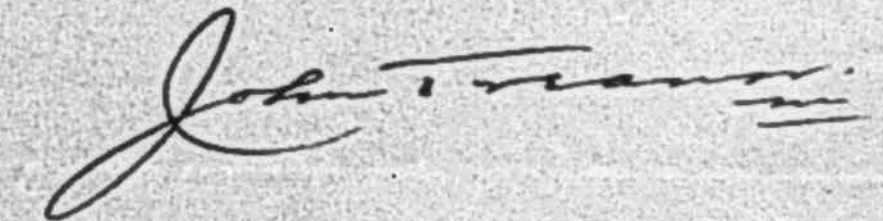
My dear Ed:

Answering your letter of May 4th. Until notice is given and new arrangements made, the basis suggested in your letter of May 4th for handling the Treanor-Fletcher properties is satisfactory to me.

Whenever you are getting off statements please send me copies for my information.

Yours truly,

JT/NEM



May 10th, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Mr. Treanor:

Inclosed find receipt that I have secured from R. C. Springer. He is still holding over our heads the fact of the foreclosure on the \$5,000 that is not payable until next October. Ask Mr. Stevens if he can do this after having accepted the payment in full to date and turned over to us the \$5,000 note that was overdue. I have sent the \$5,000 note to Mr. Henshaw.

Yours very truly,

EF:AH

May
Tenth
1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Inclosed find revised contract with Hayes, prepared by Mr. Stevens and duly signed. Will you kindly sign and return two copies.

Yours very truly,

EF:AH

May 12, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

The Barnett property, being contiguous, and all in one body with the rest of the property, and particularly as it is rather hard to keep so many accounts, I would like to arrange with you to buy another quarter interest in the Barnett Ranch so that all the lands around Lake Hodges will be on a joint account, and all the lands on the San Luis Rey one-fourth and three-fourths. What is your pleasure in regard to the matter, and if you desire to have it this way, what do you want for a quarter interest in the Barnett property?

Yours very truly,

EP:AH

May 12, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

We acknowledge receipt of your check for \$249.45, in payment of your proportion on the principal and interest on the George D. Stevens note. Many thanks for same.

Yours very truly,

KD:AH

May 16, 1922

WARNERS

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

The papers published the fact that I have transferred to Henry J. Stevens the right to build Warner's dam so far as it affects our land on the San Luis Rey, and that the consideration is in excess of \$10,000. I find that stamps have been put on to show that the consideration was \$10,000, when as a matter of fact there was no consideration whatever and I received none. I desire to know why this has been done, and what is the object of it.

Yours sincerely,

EF:KLM

cc- Mr. Henshaw
Mr. Stevens

San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

May 17, 1922.

Mr. Ed. Fletcher,

San Diego, Calif.

Dear Mr. Fletcher:-

Referring to your letter to Mr. Treanor of May 16th concerning transfer by you to Mr. Stevens of right to build dam, desire to say that Mr. Stevens has been out of the office for a day or two and Mr. Treanor knows nothing about the matter. Immediately upon Mr. Stevens' return he will write you.

Very truly yours,

*Ella Olsson
for John Treanor*

San Diego County Water Company

724 South Spring Street

Los Angeles, California

May 17, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

I have been asked to draw the legal description
of the proposed Santa Fe Irrigation District, and
Mr. Hodges informs me that Mr. Henshaw is desirous of
having the Syndicate lands included in the proposed
district.

If you have any objections, please let me
hear from you.

Yours very truly,

EF:KLM

cc- Mr. Henshaw

**PROPOSED SANTA FE
IRRIGATION DISTRICT**

May 25, 1922.

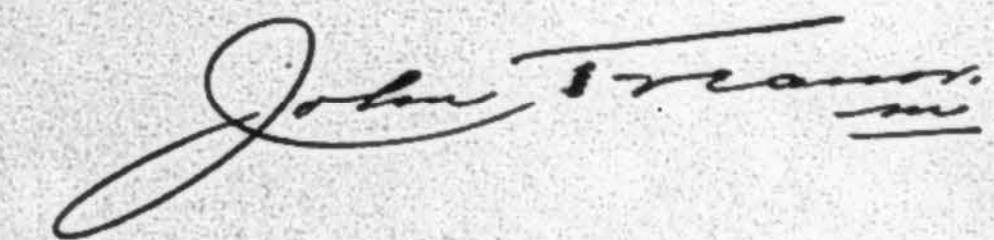
Colonel Ed. Fletcher,
San Diego, California.

My dear Mr. Fletcher:

Answering your letter of May 17th re-
garding the proposed Santa Fe Irrigation District,
it is Mr. Henshaw's desire to include the Henshaw-
Whitney Syndicate lands. Of course we have not
obtained authority from the Whitneys as yet, but
of course it goes without saying they want to get
in this district, and in view of the price of water
I do not think their should be any hesitancy in
going ahead. Of course it will be subject to getting
their signature ultimately.

Yours truly,

JT/NEM



San Diego County Water Company

724 South Spring Street
Los Angeles, Cal.

May 17, 1922.

Mr. Ed. Fletcher,

San Diego, Calif.

My dear Fletcher:-

Answering your letter of May 12th, I appreciate your reasons for preferring to buy another quarter interest in the Barnett property and it is satisfactory to me. I only want what is fair. What is your idea of what is fair?

Yours truly,

JT/EO



May 18, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Answering yours of May 17th, will say I would not be interested in the Barnett property at any other figure than what you paid for it, plus interest, and only acquiring it to eliminate extra bookkeeping.

The Southern Trust & Commerce Bank has refused to give a release of mortgage by the payment of \$2,000 as we planned, and we will have to pay somewhere between \$4000 and \$6000 to get the desired release below the 330 ft. contour. In fact, they don't want to renew the loan at all if we can pay it off. Is there any way that we can contract with the Santa Fe to deliver a clear title in six months or a year?

Yours sincerely,

EF:KLM

May 18, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Mr. Henshaw deeded to you and me the Jim Carroll, the Craig and Hooper properties, when the property was not in his name of record. As a matter of fact, the property stood in the name of the Southern Title Guaranty Company on a trust deed as security for a loan of \$6500, borrowed by Mr. Henshaw from the Merchants National Bank. You and I have since paid \$1,000 on this principal.

We now find out that the property stands in the name of the Southern Title Guaranty Company and Mr. Henshaw had no right to execute the deed. It should have been executed by the Southern Title Guaranty Company and the Merchants National Bank is insisting upon the immediate execution of a new note by you and me and the transfer of Mr. Henshaw's interest in this property to you and me, so as to have the security in proper form.

On May 3d I wrote to Mr. Henshaw asking him to sign a copy of the enclosed instructions, but to date I have had no reply. Will you please immediately straighten this matter out or the bank will be insisting upon the full payment and the cancellation of this obligation by you and me, and it is embarrassing to me - this delay.

Yours very truly,

EF:KLM

cc- Mr. Henshaw

May 18, 1922

Summers note

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Enclosed find letter from the attorney for Summers, which is explanatory.

Yours very truly,

EF:KLM

May 19, 1922 .

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Inclosed find original note and copy
which kindly sign, keeping copy and returning
the original. This refers to the \$1,000 due
on the Stevens property.

I will secure the old note and return it
to Mr. Henshaw and get a release of mortgage.
I think I can fet Mrs. Stevens to accept this
note from us without going to the expense of a
mortgage, as she is an old friend of ours.

Yours very truly,

EF:AH

San Diego County Water Company

724 South Spring Street
Los Angeles, Cal.

May 20, 1922.

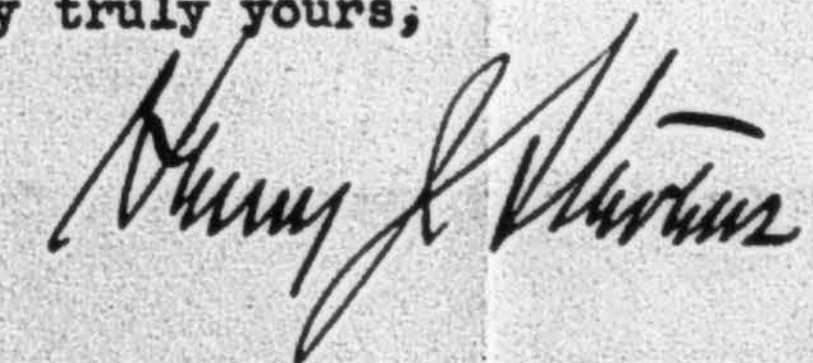
Mr. Ed. Fletcher,
San Diego, Calif.

My dear Fletcher:-

Mr. Treanor has turned over to me
your letter to him of May 16th referring to the matter
of the consideration for the deed from Mrs. Fletcher and
yourself to me covering the right to build the so-called
Warner Dam and divert the waters of the San Luis Rey River.
I am surprised that you should have raised any question
as to the consideration for the deed because of the fact
that there were stamps attached in the amount of \$10.00.
It would seem to me quite unnecessary to explain at this
juncture the transaction because every fact in it is and
was at the time of the execution of the deed known to you
and you knew that I was getting no consideration whatever
for the transaction. I am alone responsible, for it seemed
to me that as a matter of good faith to the government
possibly I should affix that amount. Probably I did
exceed the amount required by the law but I would rather
err that way than the other. I cannot understand what
the basis of your complaint is and I would be very glad
indeed to have you advise me. I cannot believe that it
is possible that you are harboring the opinion that
either Mr. Treanor or myself are making anything out of
this transaction or are acting in any way other than as a
trustee for Mr. Henshaw in the most perfect good faith,
for you know absolutely to the contrary. I am sending a
copy of this letter to Mr. Henshaw along with a copy of
yours.

HJS/EO

Very truly yours,



May 22, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

I assume that you want to clean up our San Luis Rey lands as soon as possible. I am in this position - that I cannot do anything without taking the matter up with you as to price.

My recollection of your verbal statement is that you approve any sale of any of this property at fifty percent increase over what we paid for it, and from which my commission is to be deducted. I would like a letter from you agreeing to this and that it holds good until January 1st, 1923, stating the minimum terms of payment; in other words, give me some latitude so I will not have to appeal to you on every piece of property. I want a minimum figure and minimum terms.

I am sure you appreciate my position in the matter, for at the present time if anyone comes in and wants a price I am absolutely at sea as to what price to make him, or what to do. If it is your intention and desire to hold these properties indefinitely, then this arrangement is satisfactory to me and we will make no effort to sell, but I must have some latitude in this matter in order to work intelligently, and save a great deal of annoyance and expense.

Yours very truly,

EF:KLM

May 25, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

On May 10th I sent you contracts re-drawn by Mr. Stevens and signed by Hayes in the matter of the Herman's place. Will you please affix your signature and return two copies.

Yours sincerely,

EF:KLM

San Diego County Water Company

724 South Spring Street
Los Angeles, California

May 27, 1922.

Colonel Ed. Fletcher,
San Diego, California.

Barnett Property

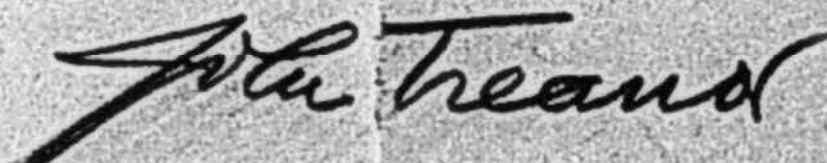
My dear Mr. Fletcher:

Answering your letter of May 18th. I will transfer an additional interest in the Barnett property to you, making our interest half and half, upon the basis which we acquired it from Mr. Henshaw.

As I understand the contract with the Santa Fe, Mr. Henshaw is not required to deliver an absolute title to this property until the papers come out of escrow, upon completion of the payment of \$450,000. Therefore we have such leeway as that gives us, which would be six months in any event.

Yours truly,

JT/NEM



San Diego County Water Company

724 South Spring Street
Los Angeles, California

May 29, 1922.

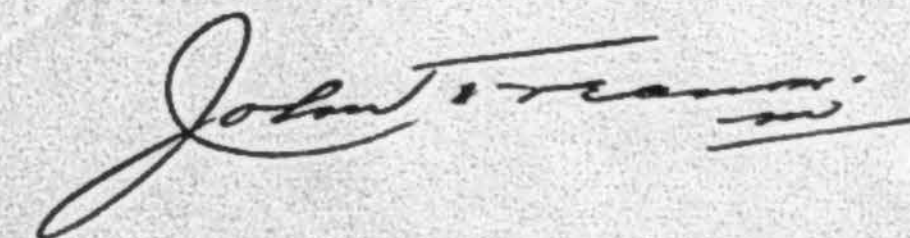
Mr. Ed. Fletcher,
San Diego, Calif.

My dear Ed:-

Answering your letter of May 22nd, until January 1, 1923, I am willing to sell our partnership holdings upon a basis of a 50% increase over purchase price and accumulated charges. I give you this basis since you say you need some latitude. Of course I would appreciate an opportunity to confer and pass specific judgment upon specific plans of sale as it might very well be that individual pieces were purchased upon a better basis than other pieces and we might not feel justified in selling off the cream at a sacrifice. However, with these suggestions you can feel free to go ahead and push the sale. I would like to clean things up.

Very truly yours,

JT/NEM



San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

June 1, 1922.

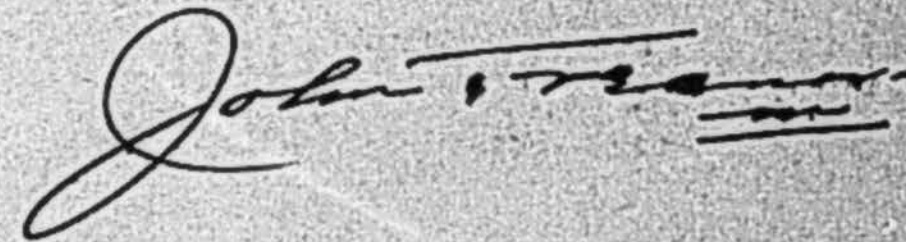
Colonel Ed. Fletcher,
San Diego, California.

My dear Fletcher:

In accordance with yours of the 10th I enclose herewith two copies of the Agreement of date March 20, 1922, between Ed. Fletcher and John Treanor, parties of the first part, and Jemmie B. Hayes as party of the second part. I have retained one copy for my files.

Yours truly,

JT/NEM



June 3, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

You and I gave a first mortgage to M. T. Gilmore, President of the San Diego Savings Bank and a personal friend of mine in the sum of \$1,000 with the Hermans property as security. Inclosed find letter from the Southern Title Guaranty Company which is explanatory, also release of mortgage effecting the Hermans property, all of which is explanatory.

Will you please get Mr. Henshaw's release of mortgage on this particular piece of property so that Mr. Gilmore's \$1,000 mortgage will be a first lien? You and I have already been credited up with a sum of money more than sufficient to release this property by having re-deeded the McRay property. We must either do one thing or the other - give a release of mortgage, thereby protecting Mr. Gilmore, or immediately pay him the cash. It is a matter of policy as well as principle.

Your early attention to this matter will be appreciated.

Yours very truly,

EF:AH

June 12, 1922

Treanor-Fletcher
Syndicate

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Enclosed find copy of letter from Mr. Crouch which is explanatory. It refers to clouds on the title of the Geo. D. Stevens property, which we have purchased from Mr. Henshaw and has come up since Mr. Henshaw purchased same, but under his understanding with us, he is furnish a title to the property free and clear.

This matter can undoubtedly be cleaned up satisfactorily by Mr. Crouch.

Yours very truly,

EF:KLM

San Diego County Water Company

724 South Spring Street

Los Angeles, Cal.

June 12, 1922.

Treanor-Fletcher Syndicate.

Colonel Ed. Fletcher,
San Diego, California.

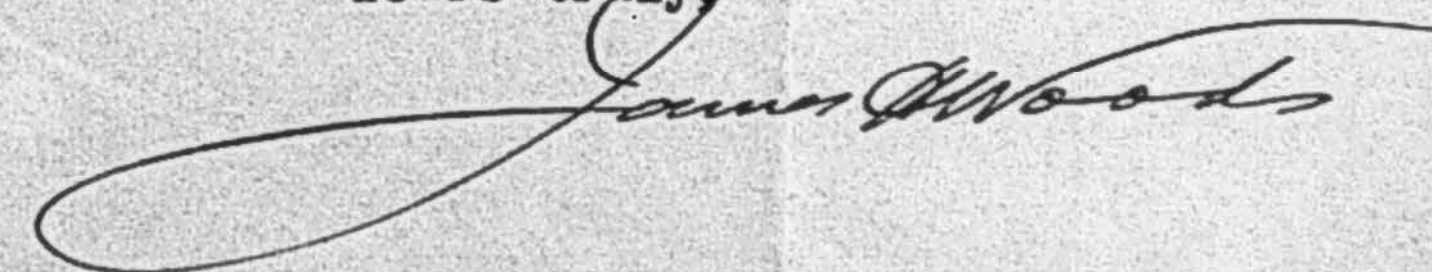
My dear Mr. Fletcher:

In accordance with our conversation this morning I am enclosing copy of Mr. Lees' letter of date June 9th, referring to the matter contained in your letter of the 3rd inst. to Mr. Treanor.

Please let me hear from you as to the points raised by Mr. Lees, in order that we may get the matter straightened out as soon as possible.

Yours truly,

JHW/NEM



San Diego County Water Company

724 South Spring Street

Los Angeles, California

June 12, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

As I told you over the telephone, Mr. Thompson an appraiser for Blyth, Witter & Company is about to make an investigation of our land values in San Diego looking to the purchase by Blyth, Witter & Company of a bond issue which will permanently fund all the debt outstanding against the water properties, besides giving us the money for necessary construction work and carrying charges up until the time of the next construction step. We are to have a talk this morning, but for your general guidance I will give you this general brief outline of our plans, as I have given it to Messrs. Blyth, Witter & Company. I have indicated the steps by which our construction work will proceed as follows:

Step No. 1: Construction of Henshaw Dam which will enable us to deliver 5000 acre feet of water to the Escondido Mutual Water Company, and an additional 5000 ac.ft. to other parties, all without construction cost excepting for the building of the dam, inasmuch as the water can flow down the San Luis Rey to the present intake, and the present ditch has ample capacity to perform the service above described in addition to taking care of their own diversions.

Step No. 2: Enlargement of Escondido ditch to permit delivery of our entire 28,000 acre feet at Bear Valley Reservoir, at which point it is available for distribution to an abundance of lands lying below; the extent of the land being far in excess of our ability to furnish water.

Step No. 3: Construction of power conduit, with or without power houses, depending upon our arrangements with the purchasers of power.

Step No. 4: Construction of San Diego conduit and pipeline, permitting delivery of 1,000,000 gallons of water per day to the city of San Diego and supplying Bernardo and Linda Vista Mesa lands with water.

Step No. 5: Construction of Sutherland System, tying into the Warner System.

Colonel Fletcher #2.

The plan is to put Warner Ranch and Bernardo Ranch, and all our other land holdings in San Diego County, save and except the Syndicate lands, into the water company as security for the bond issue, and I have appraised the properties as follows:

Henshaw Reservoir Site, being a part of Warner Ranch, 6100 acres at \$150 per acre, as valued by the State Engineer,	\$915,000
--	-----------

Sutherland, Pamo and San Clemente Reservoir sites, 3307.65 acres at an average of \$100 per acre,	330,765
---	---------

Warner's Ranch apart from reservoir site, 38,408 acres at \$40 per acre,	1,536,320
--	-----------

Bernardo Ranch, total area 5004 acres, of which approximately 3500 acres is available for citrus culture. The ranch is located on main conduit to San Diego.

3500 acres at \$300	\$1,050,000
1504 " " 30	45,120
	<u>1,095,120</u>

Other farming and grazing lands, 2380 acres at \$40 per acre average,	95,200
	<u>\$3,972,405</u>

I believe, and I feel that you do, that these values are conservative, taking into view the future development of the country which must follow from the development of our water system. As to Warner Ranch, I feel that we have made a clear demonstration of the availability of this great tract of land for deciduous orchards and general farming without irrigation, although it should be pointed out that considerable irrigation of the mesa lands can be carried on by pumping from the meadow lands to the benefit of both subdivisions of the ranch, and all of this without injury to the water supply at Henshaw Reservoir, which of course must be preserved in all cases. But as you know an evaporation takes place at such a rate from the submerged lands that very considerable supply can be developed from water which is otherwise annually evaporated by lowering the water plane on the meadow lands.

I am sure we are both agreed that the valuation of \$300 per acre on Bernardo ranch after water is available for it is a very low figure in view of the frostless character of this tract. Even apart from the San Diego pipeline which

Mr. Fletcher #3.

passes near the ranch and furnishes water under pressure to the whole body, our engineers have estimated that it would be possible to bring a water supply to that tract alone at a cost of under \$200,000. This expense is less than \$60 an acre for the irrigable portion of the ranch. In this connection it would be interesting to show Mr. Thompson what the Santa Fe is doing with the Santa Fe Ranch, and what the new San Dieguito district is contemplating. The element of immunity from frost is most important. I understand that the smudge pots alone in such districts as Pomona run \$500 or \$600 per acre, and the cost of operating them through a single cold winter often reaches \$75 per acre. I understand Mr. Sinnard places figures of \$50 to \$70 per acre for well situated citrus lands under the Santa Fe subdivision. You will of course point out to Mr. Thompson the bearing of the intensive campaign the Santa Fe is about to inaugurate upon our subdivision of Bernardo. They will advertise their tract all over the U.S. and we will get a direct and immediate benefit from this; furthermore, the Santa Fe is, as you know, almost as well satisfied to see people locate on Bernardo as on their own lands, because their real purpose is to bring population into that country, creating traffic rather than to make a profit on their own subdivisions.

The other farming and grazing lands referred to are of course the Ward and Pico, and various odds and ends which you are thoroughly familiar with.

I have left it optional with Blyth, Witter & Company whether the Syndicate lands are to be brought into this financing. I have told them we will need \$200,000 to clean up our obligations on the syndicate, as security for which we will have an undivided one-third interest in the three tracts - Linda Vista Mesa, Lockwood Mesa and Kelly. Of these three tracts the Lockwood Mesa is already under water and ready to market at \$400 or \$500 per acre minimum, and we are only delayed because we have been waiting for the Santa Fe to initiate their campaign which will make our selling effort very simple. We expect to go ahead with this in the very near future. As to the Linda Vista Mesa, you do not need any suggestions from me as to the values that will be created when these lands are put under way by the San Diego pipe line. As to the Kelly lands, you can explain to him the nature of demand for water in this section, and as to how they will sooner or later organize an irrigation district which will put water upon this whole region from Oceanside down to the new San Dieguito district which is served from Lake Hodges. You can explain that the South Coast Land Company and the Syndicate together control nearly enough lands to bring about this development, and the South Coast Land Company has expressed itself as very desirous to organize at the earliest possible date.

An important feature insuring the prompt carrying out of our scheme is the friendly interest of the Santa Fe R. R. Company, as you know Mr. Engel has intimated to me that they are ready and even desirous to help at every stage, and the best demonstration of their policy is the assistance they have already furnished in facilitating the building of Henshaw Dam.

JT/NEM

Yours truly,

John S. ...

Warners -
Bernardo -
Ward -
Pico

all reservoirs
n. of way -

Kelly
Lockwood Mesa
Linda Vista Mesa

~~all operating properties~~

these three
contingent
only
200,000

San Diego County Water Company

724 South Spring Street
Los Angeles, California

June 15, 1922.

Colonel Ed. Fletcher,
San Diego, California.

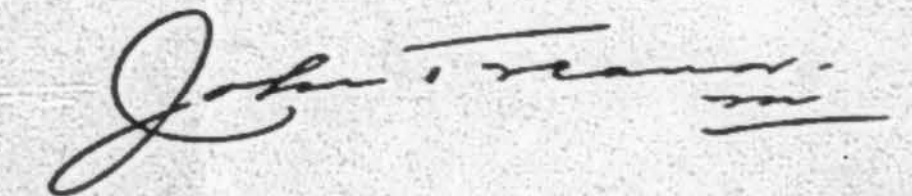
Treanor-Fletcher Syndicate.

My dear Fletcher:

I have read your letter of June 12th with Mr. Crouch's letter attached. The proceedings he suggests seem very judicious. I am referring the correspondence to Mr. Stevens and will ask him to give us an opinion upon it as soon as he can, but just now he is very busy with some other things.

Yours truly,

JT/NEM



June 14, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Mr. Treanor:

Inclosed please find the mortgage for \$1,000 which we gave to M. T. Gilmore, on the Hermans place. The Title Company says that this mortgage must be signed by Mrs. Fletcher and Mrs. Treanor. Kindly have Mrs. Treanor sign and acknowledge same before a notary and return to this office at your earliest possible convenience.

Yours very truly,

MEF:AH

San Diego County Water Company

724 South Spring Street

Los Angeles, California

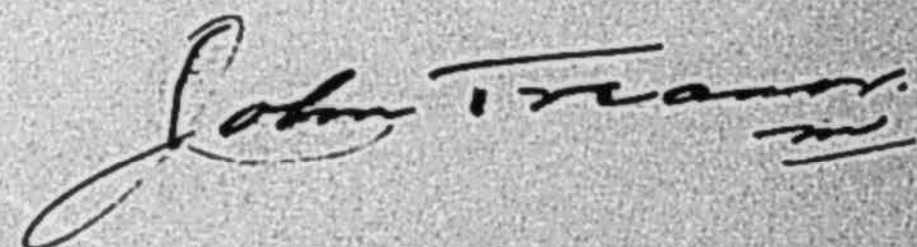
June 22, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

Mrs. Treanor has executed the mortgage for \$1000 to M. T. Gilmore on the Hermans place, her signature has been duly acknowledged, and I return the document herewith. This in accordance with your letter of June 14th.

Yours truly,



JT-
NEM

CLASS OF SERVICE	SYMBOL
Telegram	
Day Letter	DL
Night Message	NM
Night Letter	NL

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

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.

RECEIVED AT 936 5th ST., SAN DIEGO, CALIF. ALWAYS OPEN.

1922 JUN 22 AM 11 20

A259GS 51

K SANFRANCISCO CALIF 1059A 22

ED FLETCHER

173

SANDIEGO CALIF

CONSTRUCTION OF TEMPORARY POWER LINE TO WARNERS DELAYED ACCOUNT
OPPOSITION SOME OF THE LAJOLLA INDIANS PLEASE GET DETAILS FROM MR
KLAUBER AND WIRE SENATOR JOHNSON TO SEE SECRETARY OF INTERIOR OR
HEAD OF INDIAN BUREAU AND SECURE NECESSARY PERMIT AT ONCE SENATOR
SHORTRIDGE HAS BEEN TELEGRAPHED TO AND WILL HEARTILY COOPERATE
JOHN TREANOR.

June 24, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Answering yours of June 20th, will say that I have read Mr. Lippincott's letter of June 19th on the subject of the Santa Maria damsite.

I have known that it was a good damsite for years, and we acquired thru the purchase of the Linda Vista Irrigation District the 120 acres in the reservoir site, and one of the damsites.

I suppose Mr. Lippincott was aware of the fact that it is feasible to bring the water from Sutherland dam by gravity thru an open territory, and cheap construction, to Santa Maria damsite, which is only 3 or 4 miles from the Bernardo ranch. If Pamo dam is not built, by far the cheapest way to take the Sutherland water is by a pipe line thru the Santa Maria valley and develop power by dropping the water near Bernardo. Surveys were made by Mr. Post and also by Mr. Haugood, I believe, to take the water out of Sutherland and store it in Santa Maria damsite, and develop power from the drop into San Pasqual valley within a quarter of a mile of the Santa Maria damsite. From Mr. Lippincott's letter I assume that this matter has never had his consideration.

No one has any desire or intention of intruding on the water supply of the Lake Hodges system, but I am very sure a very satisfactory arrangement could be made with the San Dieguito Mutual Water Company to use the Santa Maria damsite, particularly as considerable water is now wasted between the Santa Maria damsite and Lake Hodges, that could be saved by the construction of a power line and pipe line, which otherwise is lost by evaporation thru the San Pasqual valley.

I wrote my letter of June 3d, simply to call your attention to the possibility of the development which might be of interest. It may be possible to build a much lower dam at Sutherland at less expense, and a low dam at Santa Maria and a great deal of money saved. That is a matter for the engineers to determine. With Pamo dam eliminated, the construction of any conduit from Sutherland to Santa Maria damsite would be very much cheaper than compared to the cost of the construction of a conduit or pipe line down the river, and I am simply calling this matter to your attention that you may take it up with Mr. Lippincott and see whether or not there is anything to it in his opinion.
Yours very truly,

EP:KLM
C. M. M.
L. R.
S. R.

June 24, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

Enclosed find copy of telegram I sent to Senator Johnson this morning. I also wired W. H. Porterfield and Geo. R. Wickham of the Secretary of the Interior, and hope to get some prompt action.

Yours very truly,

EP:KLM

cc- Mr. Henshaw
Mr. Lippincott

Good

June 26, 1922

TREANOR-FLETCHER SYNDICATE

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

I have been asking \$12,000 for the Barnett property. It is possible that the property can be sold for \$11,000, 25 percent down and the balance on term payment at 7 percent. I have made no commitment. Let me know how you feel on the subject.

Yours very truly,

EF:KLM

San Diego County Water Company

724 South Spring Street
Los Angeles, Cal.

June 28, 1922.

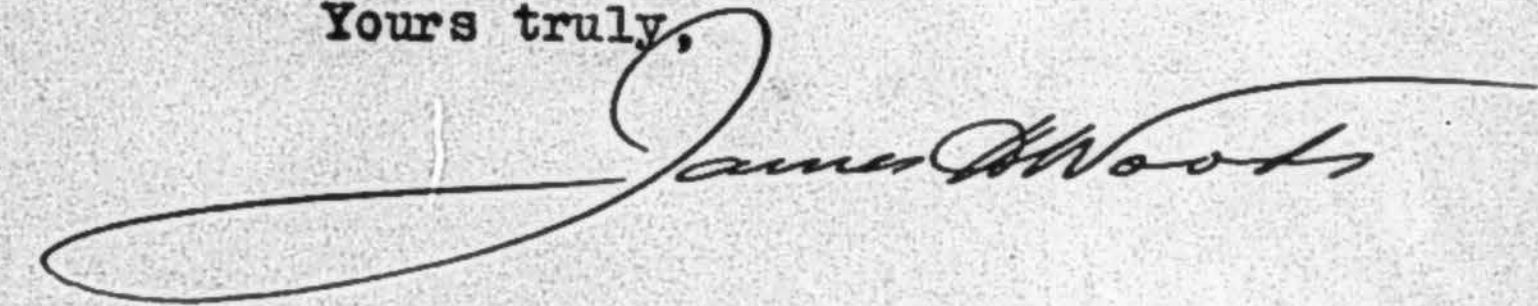
Col. Ed. Fletcher,
San Diego, Calif.

Dear Mr. Fletcher:-

I am enclosing herewith Release of Hermans property duly executed as requested in your letter of June 15th.

Yours truly,

JHW
EO



Smitten title Encl

San Diego County Water Company

724 South Spring Street
Los Angeles, California

290-3

June 30, 1922.

Colonel Ed. Fletcher,
San Diego, California.

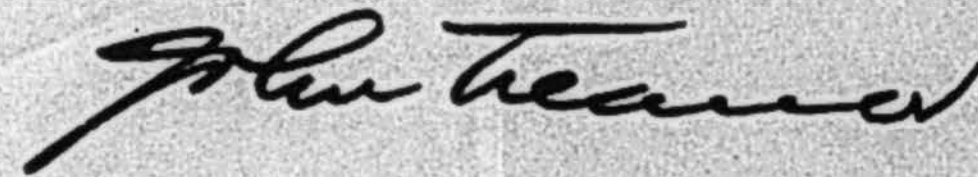
Treanor-Fletcher Syndicate

My dear Ed:

In reply to yours of June 26th regarding the Barnett property. You are a one-half owner of this property and I consider your judgment of the values better than mine, therefore I will let you determine whether or not we should sell upon the basis of \$11,000 as set out in your letter of the 26th.

Yours truly,

JT/NEM



June 28, 1922.

Mr. John Treanor,
800 Corporation Bldg.,
Los Angeles, Calif.

My dear Treanor:

Enclosed find copy of my telegram of June 26th from Secretary Fall, also copy of letter from the Gas Company of June 23rd, copy of my letter of Dec. 16, 1918 to H. V. Clotts, U. S. Engineer of the U. S. Indian Service, his answer in reply of date Dec. 24, 1918, and my answer to him January 22, 1919. All in relation to the construction of Warner Dam and a settlement of the question of the Government's consent so far as it affects the Rincon Indian Reservation.

I do not know who notified the Government that there had been an agreement made between the Escondido Mutual Water Company and ourselves, for no such agreement was ever made. I feel that we made a mistake that we did not make a settlement with the Government at that time but I was overruled in the matter, and I believe if you will take the matter up direct with Mr. Clotts and the Government it can be easily settled at the present time.

Yours truly,

EF/NEM



June 30, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Regarding the Barnett property, as discussed in
Los Angeles Wednesday, when you said you would leave the
whole thing to my judgment, will say after consideration
I think it better be sold, and if you have not changed
your mind, I will try and tie the proposition up and
submit it to you for your final approval.

Yours very truly,

EF:KLM

July 13, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Under the agreement that I had with Mr.
Henshaw, it was arranged that I should have an interest
in the Bernardo Store and one acre of ground. This
question has not yet been settled. It may be preferable
to Mr. Henshaw that I own the whole thing.

We bought S. Carter Smith's store and stock
of groceries and three acres of land for \$3500. We
moved the store out of the lake over onto the south side
and sold the stock of groceries which Mr. Henshaw has
heretofore had credit for. Mr. Henshaw still owes
S. Carter Smith \$2000.

If I can make satisfactory arrangements with
the Santa Fe in the matter of boating and fishing priv-
ileges, I am willing to pay \$1500 for the acre of ground
and S. Carter Smith store building, and assume \$1500
worth of the S. Carter Smith notes.

Will you kindly take this matter up with Mr.
Henshaw and let me know whether it is interesting or not?

Yours very truly,

EF:AH

290-13
July 21, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Mr. Treanor:

The D. J. Woolsey people are asking for the payment of the \$500 balance due them, together with interest, and as this has been overdue some time we will be obliged to pay it. Will you kindly send us check for \$375, and we will take up the note and pay the interest on same when they give us the release of mortgage.

Yours very truly,

ID:AH

150-4
July 24, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

Enclosed find letter addressed to you that came to my office. I don't know how it happened.

I was approached several weeks ago by Supervisor Westfall and asked to make a report on the feasibility of getting water for the Fallbrook section, and the most logical and cheapest source of supply. Out of courtesy to Supervisor Westfall, who has cooperated with us in so many ways, I went up there and looked the situation over with them. They have no conception of what they are up against, and no two of them are of the same mind.

I told them that the cheapest way to get water was from the Temecula River. It is only 9 or 10 miles away and the water flows by gravity over the whole Fallbrook section. The elevation at the Temecula bridge is about 1,000 ft. and Fallbrook averages 600 to 800 ft.

At their request a year and a half or two years ago, Mr. Henshaw ran a survey from the Escondido ditch over to Fallbrook and found the cost was excessive, and it was out of the question to put water for irrigation purposes into the Fallbrook section. If you desire I will have Mr. King dig up a copy of his report for your information.

I am satisfied that there are not over 1500 to 2,000 acres that would possibly sign up at this time for any large amount of water, and it would not be enough to pay. Their only possibility is to get water either by wells, which they are doing to some considerable extent, or go to the Temecula River.

Yours sincerely,

EF:KIM

San Diego County Water Company

724 South Spring Street
Los Angeles, California

290-3

July 24, 1922.

Colonel Ed. Fletcher,
San Diego, California.

Treanor-Fletcher Syndicate.

My dear Mr. Fletcher:

In answer to your letter of July 21st, I am enclosing check for \$375, being three-fourths of the amount of the \$500 note in favor of the Society of United Brethern, secured by mortgage on the Woolsey property.

When you make this payment please forward cancelled note and release to Mr. Wm. G. Henshaw for his files, and oblige

Yours very truly,

John Treanor
James Wood

JHW/NEM.

Engineering Office
J. B. Tippincott

July
27
1922

Mr. John Treanor
724 So. Spring Str.,
Los Angeles, California.

Dear Sir:

We have been requested by you to make a more extended report in regard to the Sutherland Reservoir, particularly concerning the ownership of the land which will be covered by water when the dam is built.

We are including in this report tabulations and map showing the different ownerships. We have not checked up the records to see whether or not this data is up to date, but believe the tabulations and maps are self explanatory in regard to the required land. We recommend that you start immediate negotiations with the Government in regard to reserving the lands marked U. S. Government and also the lands in the Santa Ysabel Indian Reservation.

We are assuming, in this report, that the maximum high water mark will be at an elevation of 2128 using Dessery and West datum.

This will give you 8' freeboard on the masonry dam, as recommended in a letter to you, from this office, dated June 7 1922.

In this letter we include a study of the economic height of dam at the Sutherland Reservoir site, and recommended that the highest dam vis; one 208' high would be the most economic one to build.

In the estimate given for this dam, the cost of the spillway and earthfill dam which will be required in the saddle was not included and will probably increase the total cost to \$3 250 000.00 and yield a return of 12.2% instead of 12.63% as shown on the previous study.

The lands listed are given in 40-acre tracts or more in every instance and include all land which will be touched by the filling of the reservoir.

In the latter part of June I made a partial survey of the high water line around the reservoir site. The results of my work checked very closely with the contour map made by Dessery and West and it was thought unnecessary to continue this work, as the map was accurate enough for all practical purposes.

I am inclosing a photo taken looking up the main Santa Ysabel Creek from the Dam site, and a Photo of the continuation of this valley from a point on the old road between Ramona and Sutherland.

I am also inclosing a photo of the dam site taken from the hill opposite the saddle which will give you an idea of the relation between the proposed earth filled dam in the saddle and the masonry dam.

Yours very truly,

J. B. Tippincott

Ownership of lands wholly or partly flooded
 by Sutherland Dam with 15' of water over
 spillway i.e. land under 2128' contour
 S + W Survey or 2111 N S & S.

All in Township 12 S R 2 E.

Gen of Chambers
 C-N-Red

Sec 21	SW 1/4	160 acres
22	SW 4 - NW 4	40
22	NW 4 - SW 4	40
27	N 1/2 NE 4	80
	NW 1/4	160
	N 1/2 SW 4	80
28	NW 4 NE 4	40
	S 1/2 NE 4	80
	NW 1/4	160
	NE 4 SE 4	40

Total 880.

John E Castle Towns & Davis

Sec 27	S 1/2 NE 4	80 acres
--------	------------	----------

Heavitt & Bailey

Sec 28	NE 4 SW 4	40
	NW 1/4 SE 1/4	40

Samuel Rotangi

Sec 27	NE 4 NE 4	40
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Grading Contractors
 Morse Construction Company

Wells & Booth

Sec 16	SE 1/4 SE 1/4	40
21	NE 1/4	160
	S 1/2 NW 1/4	80
	SE 1/4	160
28	NE 1/4 NE 1/4	40

480

N S West Lands

Sec 20	SE 1/2 NE 1/4	80
	SE 1/2 SE 1/4	80
21	N 1/2 NW 1/4	80
22	SE 1/4 SW 1/4	40
	S 1/2 SE 1/4	80
28	S 1/2 SE 1/4	80

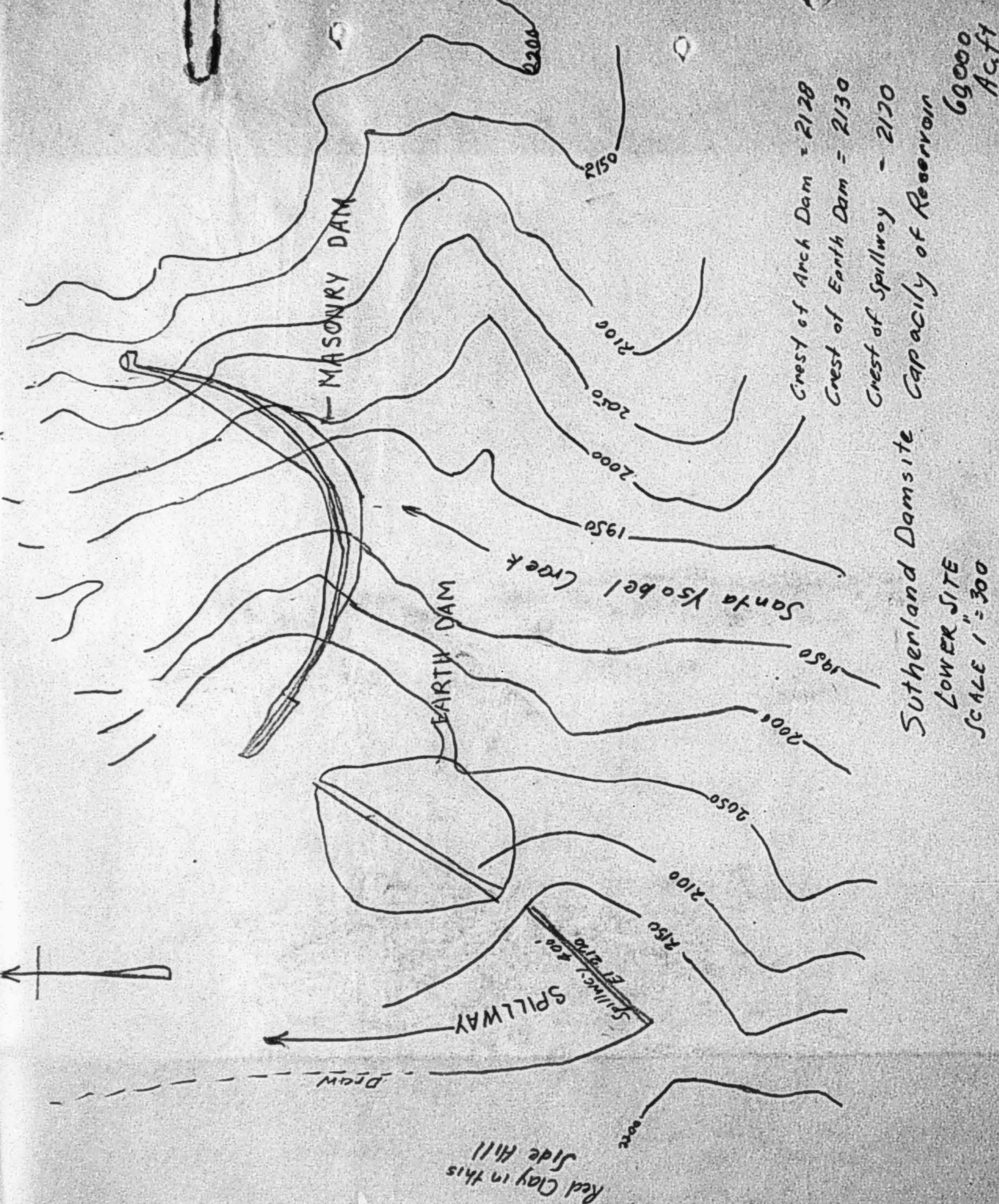
440

Santa Yoaabel Indian Res

Sec 15	W 1/2 SW 1/4	80
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2080.

Grading Contractors
 Morse Construction Company



August 2, 1922

290-3

Mr. John Treanor, Mngr.,
 Riverside Portland Cement Co.,
 Los Angeles, Calif.

My dear Treanor:

The Barnett proposition is closed, and before drawing up the contract, how shall I handle the matter of the water company moving the equipment in case the dam is ever raised. My understanding now is that we have deeded all the Barnett property below the 330 ft. level to the San Dieguito Mutual Water Company and that there is a deed to come back from them to us, reserving floodage rights; further that they will, or have agreed, to remove the improvements to another location without any expense.

I want to embody these conditions in the agreement of purchase, which I will send up to you for you and Mr. Stevens to check over, as soon as I have a complete understanding in this matter.

Yours very truly,

EF:KLM

August 16, 1922

File 290-3

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

The \$10,000 note on the Barnett property outlaws in a few days and something must be done immediately. The bank insists upon at least \$4,000 being paid in consideration of a release of the property to the 335 ft. contour.

The bank will certainly, in order to protect itself, have to file a suit to foreclose if we do not do something immediately, as the note is almost four years overdue. I cannot complete the sale of the property until I have something definite from you in writing, that the property between the 315 and 335 ft. contour will be re-deeded to the new purchaser, subject to the floodage right, and that in case the property is flooded, all the improvements will be removed by the water company, without expense to the purchaser.

I should have something definite from you by return mail on this Barnett matter. As I understand it, we have already given a deed to the San Dieguito Mutual Water Company to the property to the 335 ft. contour, and altho the property is mortgaged of record in the sum of \$10,000 and it is up to Mr. Henshaw to clear the title under an agreement with the water company.

I have written Mr. Hodges regarding the matter but so far have received no letter in reply, assuring me of the removal of the improvements, also a re-deed back of the property that has been deeded to the water company subject to the floodage rights.

May I hear from you promptly about this matter.

Yours very truly,

EF:KLM

August 29, 1922.

290-3

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear John:

The bank notified us again that they would have to take action immediately to foreclose the mortgage on the Barnett property, as it is outlawing, and something must be done immediately. There is a mortgage on the property for \$10,000, and we have executed a grant deed to the Water Company between the 315' and 330' contour, which soon must be cleared.

The situation is mighty complicated. In order to take any action at all it is necessary to get a quit-claim deed from you and myself to K. Deasy and to get a release of mortgage from William G. Henshaw. K. Deasy will then be in shape to make a new mortgage, eliminating the land between the 330' and 315' contour. As we are selling the property, this is the quickest way to clean the thing up.

Inclosed find quit-claim deed - John Treanor and wife to K. Deasy - also release of mortgage - William G. Henshaw to Treanor and Fletcher, which kindly have signed and acknowledged immediately, and return. Also kindly confirm the understanding to the effect that the Santa Fe is to re-deed the property between the 315' and 330' contour to the new purchaser, subject to floodage rights, and I hope to get in writing the agreement confirmed from Mr. Hodges to the effect that they will move the improvements. This will put us in shape then to go ahead.

Yours very truly,

EF:AH

August 29, 1922

File 290-3

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Will you kindly look up your agreement which we signed. My understanding is that we were to be deeded back all the land between the 315 and 330 ft. contour by the water company they reserving the right to flood the land; and, in addition, if they flood the land they are to remove all improvements on the property that will be flooded to other portions of the land nearby that will not be flooded, and at the expense of the water company.

Will you please confirm this.

Yours very truly,

EF:KLM

September 12, 1922.

LIVE OAK PROPERTY

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Enclosed find certificate No. 35041 covering the Live Oak Corporation, 1200 or 1400 acres including the Pamo lands, showing same are free and clear of encumbrance in the Volcan Land & Water Company 40 acres and Wm. G. Henshaw the balance of the property, free and clear of encumbrance, excepting state and county taxes this fall.

Yours very truly,

EF:KLM

cc- Mr. Henshaw

San Diego County Water Company

724 South Spring Street

Los Angeles, California

290-3

September 18, 1922.

Colonel Ed. Fletcher,
San Diego, California.

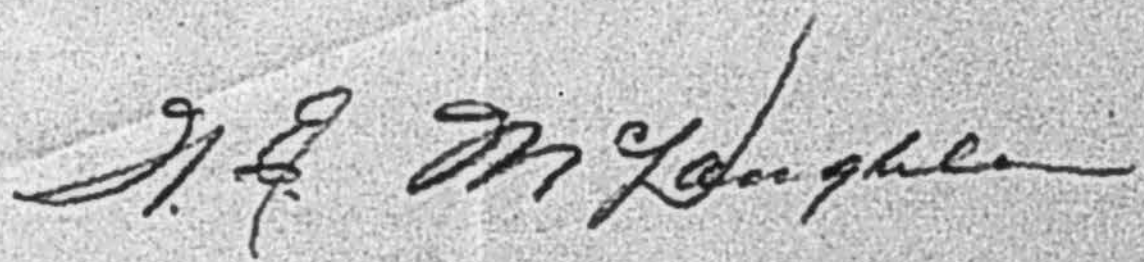
My dear Mr. Fletcher:

Regarding the Barnett matter, Mr. Treanor has asked me to telephone you today but being unable to reach you I am writing this letter. Mr. Treanor and Mr. Stevens undertook to go into the matter today but as they had such a short time at their disposal and Mr. Stevens wanted to refer back to the original instructions of conveyance and investigate the status of the mortgages, etc. on which he will perhaps have some suggestions to make, they were obliged to allow the matter to again go over as Mr. Treanor is leaving for San Francisco tonight to be gone until Thursday.

Meanwhile Mr. Treanor wants you to stand the bank off and he will not delay the matter beyond Thursday.

Yours very truly,

NEM



September 21, 1922.

290-3

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

There is a final payment of \$5,000 and interest due on the Wakeham property. Please send me your check for three-fourths of this amount, as it is due on October first and must be paid, unless perhaps you can get some bank in Los Angeles to take the mortgage. They will start foreclosure proceedings immediately thereafter if it is not paid.

Yours very truly,

EF:AH

September 29, 1922

File 290-3

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Mr. Treanor:

As per your instructions by phone today,
we are drawing upon you for \$3862.50, your three-
fourths payment on the Wakeham note of \$5,000 and
interest to October 1st, \$150.00.

Yours truly,

MEF:KLM

290-3

San Diego County Water Company

724 South Spring Street
Los Angeles, California

Set G

October 2, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

I know you appreciate how busy Mr. Stevens
and I have been during the last 30 days on account of the
financing of the San Diego County Water Company. The
Barnett matter has been almost necessarily put to one side.
Today, however, we got all the papers out and endeavored
to follow the program suggested in your letter of August
29th. Mr. Stevens could not understand why you and I should
quitclaim to K. Deasy unless it is that you do not wish to
sign the mortgage. For my part I am willing to sign the
mortgage, but I do not object to following your program if
you prefer it. I assume that K. Deasy will reconvey to
us after the mortgage is recorded.

We take it that the release of mortgage from
Wm. G. Henshaw is made for the purpose of subordinating his
mortgage to the new mortgage to be given the bank, and that
after the bank loan has been put through you and I will execute
a new mortgage to Mr. Henshaw, conforming to the original terms
of our purchase from him, so that he will have a second mort-
gage lien on the tract.

I have not heard recently, and the correspondence
does not show whether or not you have obtained a statement in
writing from the Santa Fe which will satisfy you with respect
to the floodage rights and the moving of the improvements. As
I remember, you undertook to handle this phase of the matter
with the Santa Fe.

I have not heard anything recently as to the
status of the deal with the new purchaser but assume that is
in shape to close.

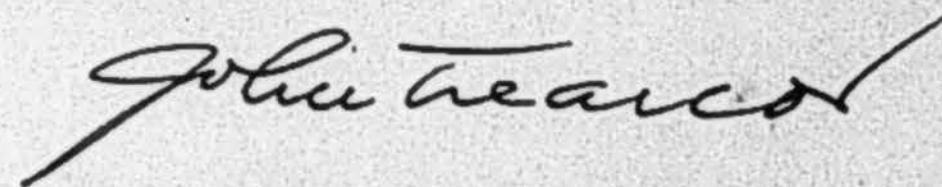
If you will write me at once, or communicate with
Henry Stevens by telephone upon your return to San Diego we
will put this deal through without further delay. Mr. Stevens
questions the sufficiency of your description of this property
which you refer to as that portion of the Rancho San Bernardo
designated as Parcel 18. Is this description satisfactory to

Mr. Fletcher #2.

the bank? If it is not, we had better settle upon what will be satisfactory before proceeding to execute new instruments. You refer to Parcel 18 without making a reference to any map of record. So far as I can see Parcel 18 simply means a number that has been given to one of the parcels that was a part of the land conveyed by Mr. Henshaw to us. This of course would not make it sufficient for a legal description.

Yours truly,

JT/NEM



October 9, 1922

File 290-3

Mr. John Treanor, Mng'r.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Enclosed find note for \$5500.00 being renewal of note due October 7th to the Merchants National Bank which was secured by a mortgage on the Carroll, Hooper & Craig properties. Kindly sign and return as soon as convenient.

Yours very truly,

KLM

11
October 9, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Answering yours of October 2nd regarding the Barnett property, will say I wanted to quit-claim to K. Deasy so that neither you nor I were on the new mortgage. It is easy to handle it that way, and an emergency exists which you don't seem to appreciate, and that is - that within a few days the bank will file a foreclosure suit, as the note outlaws.

I believe that you can trust me to protect your interests as well as mine in this matter, and it is only to expedite matters and to get rid of signing the new mortgage ourselves.

If you will examine the records, you will see that the mortgage on the property is for \$10,000, and Mr. Henshaw sold it to us for \$8,000, and the quicker he gets relieved of this particular property, the better it is for his interests. As I wrote you a month or two ago, the property is sold for \$11,000 - 25% down and balance one, two, and three years, at 7% interest, and we can expedite matters if you will please get the necessary papers signed up and return as asked for in my letter of August 29th.

The Santa Fe are already protested, as we have executed the deed to the 330 foot contour. The only thing we need is a letter from the Santa Fe confirming Mr. Hodges' verbal agreement that the land between the 315 and 330 foot contour will be re-deeded to us, subject to the reservation of a perpetual floodage right, and with an agreement from the Santa Fe that in case they do flood this land, they will remove all improvements and put them in equally good condition on the Barnett property adjacent thereto. I am sure Mr. Hodges will do this, although he has not in writing agreed with me. Mr. Hodges, as you know, is now in the East, and something must be done, as it will be very embarrassing to me to have this suit brought to foreclose this mortgage with the Southern Trust & Commerce Bank, and they will do it, as the note outlaws this month, and suit will unquestionably be filed within a few days.

Yours very truly,

EF:AH

this letter rewritten 10/10/22

290-3

October 10, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Answering yours of October 2nd, regarding the Barnett property, will say I wanted a quitclaim to K. Deasy simply to expedite matters and you and I could sign her notes rather than you and I appearing on the mortgage of record.

An emergency exists which you don't seem to appreciate, for within a few days now the bank will file a foreclosure suit as the note outlaws this month. If you will examine the records you will see that the mortgage on the property is for \$10,000. Mr. Henshaw sold it to us for \$8,000. The property is sold for \$11,000 on terms which I wrote you a month or two ago, 25% down and balance one-two and three years.

The bank is insisting upon the payment of at least \$4,000 if we release from the mortgage the property to the 330 ft. contour, which I understand we have deeded to the Santa Fe, but on the understanding that the Santa Fe will deed the property back from the 315 to the 330 ft. contour as per Mr. Hodges' verbal agreement and your written agreement with him subject however, to a reservation to the water company of a perpetual floodage right, and with an agreement from the Santa Fe that if they do flood this land they will remove all improvements and put them in equally as good condition on the Barnett property adjacent thereto. I am sure Mr. Hodges will do this, altho he has not in writing agreed with me. That was a matter between you and him.

Mr. Hodges as you know is now in the East and something must be done immediately, as it is very embarrassing to me to have this suit brought to foreclose this mortgage with the Southern Trust & Commerce Bank. If you will let me handle this matter and will send the release of mortgage from Henshaw and a quitclaim deed to Deasy, I will try and fix it so that instead of putting up \$4,000 we can get advantage of the \$2,500 payment in the sale of the property and only have to put up \$1,500 at the present time.

As we purchased the property for \$8,000 and the mortgage on it is \$10,000, it would look on the face of it as if Henshaw were to put up \$2,000, but if I remember rightly that was

taken into consideration when we made our settlement, wasn't it? Please let me know if you have in writing from the Santa Fe an agreement to deed the property back subject to the floodage right. I understand you have no agreement about removing the improvements but Mr. Hodges told me personally, and I believe he told you that the water company would remove the improvements in case the land was flooded. I can go ahead and close this deal now and await until Mr. Hodges returns to get the assurance from him in writing.

Inclosed find new deed to K. Deasy which has been approved by the Title Company.

Yours very truly,

EF:KLM

October 10, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Harry Payne Whitney wired the Southern Title Guaranty Company that they could sign the petition joining the Santa Fe Irrigation District providing it did not mean the incurring of any indebtedness hereafter, through bonds or otherwise. Of course the Southern Title Guaranty Company refused to sign the petition for the Santa Fe District, and the petition was filed with the Board of Supervisors without their signature and it is now being advertised. All the Syndicate lands will be in the District.

Mr. Watriss, when I was in New York, asked me to submit a proposition in the matter of sale of the lands between the Santa Fe Ranch and the ocean on the following basis:

A re-lease in eighty-acre tracts at a given price. I to have all I can make over and above that price. No interest for a year, and the whole property to be sold within two years. Any property not sold within a year to commence to bear 6% interest.

I never submitted a proposition because there never was a time that we could furnish water on any basis until now.

I own the Jones tract, which I purchased last week - 210 acres on the ocean front and in the center of Lockwood Mesa. I am subdividing this into a townsite. The Syndicate lands are on the north and the lands belonging to Santa Fe officials on the south. We are forming an organization for the sale of this tract. I would like to talk to you about the sale of the Syndicate lands, as per our telephone conversation.

Inclosed find copy of letter to Mr. Watriss, which is explanatory and for your information. We will draw Mr. Watriss out and see if he is still in the mood, and I will send you a copy of his reply.

Yours very truly,

EF:AH
cc-Lr. Henshaw

October 13, 1922

File 290-3

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Enclosed find letter from the Southern Trust
& Commerce Bank, which is explanatory.

Yours sincerely,

EF:KLM

San Diego County Water Company

724 South Spring Street

Los Angeles, California

Oct. 13, 1922.

290-3

Mr. Ed. Fletcher,
San Diego, Calif.

My dear Ed:-

I am putting the Barnett deal through with
a rush and hope to have the papers in your hands by
Tuesday next. You can draw upon me for whatever is
necessary for my share of the partial payment to the
bank.

I have nothing in writing from Mr. Hodges
but I have his word and I am sure there is no chance
for misunderstanding.

Yours very truly,

JT/EO

John Treanor
Per E.O.

October 14, 1922

File 290-3

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Answering yours of October 13th

I have signed the \$5500 note and enclosed herewith
find old note.

I know you must be simply snowed under with
work and do not hesitate to call on me any time I can
relieve you of any portion of it in any way.

Yours sincerely,

EF:KLM

*Merchant
Carroll Hooper*

290-3

October 18, 1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Answering yours of the 17th, will say I have
received the two releases of mortgage Henshaw to Treanor
and wife and Henshaw to Fletcher and wife, but not the
quitclaim deed Treanor and wife to K. Deasy, so that she
can execute the new mortgage and whip the thing into
shape.

Kindly send me same immediately so that I can
expedite matters. I rang up Miss Scott and she said
she had sent me just what you gave her. You are
probably not aware that the release of mortgage from
Henshaw to Fletcher was a separate instrument from the
Henshaw to Treanor release.

It is going to take considerable time to
clean this thing up and the Southern Trust & Commerce
Bank will certainly file a suit in a few days and we
will have to pay the attorney fees if we do not pay
immediately. The thing I want to do is to collect
in the money on the first payment and have to pay
as little as possible ourselves.

Yours very truly,

EF:KLM

Copy to Sawday

San Diego County Water Company

724 South Spring Street
Los Angeles, California

October 24, 1922.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

I note your letter with enclosure from Mr. Sawday. Since he is anxious to retain the use of the maximum pasturage we will defer the fencing of the reservoir as long as possible. I think it will be several years at any rate before fencing is required.

In presenting the matter of a new lease to Mr. Henshaw, I wish you would first have Mr. Sawday formulate a proposition and I will then take it up with Mr. Henshaw. I would like to have him take into consideration the following points:

The ranch has been transferred to the San Diego County Water Company, which means in all probability that it will not be sold, at any rate for many years, so we are in a position to give Mr. Sawday a lease which, while in terms it would be subject to sale, for all practical purposes could be regarded as giving him secure tenure for a number of years. This puts the property upon a more attractive basis than it has ever held up to the present time, and we would like this taken into consideration by Mr. Sawday when making his offer.

Next I would like to have him appreciate how little the use of Henshaw reservoir will detract from the grazing value of the ranch. The present dam will create a reservoir flooding, at maximum height, about 4500 acres. A considerable portion of this area is made up of rough lands, sandy river bottom, etc. The net area of damp meadow lands is less than 1373 acres, (that figure represents the total area of wet land in the ultimate 6000 acre reservoir). Of course Mr. Sawday understands that the reservoir will only be full once in ten or 15 years, and its average area will probably be not much more than 2000 acres. The water plane will necessarily be maintained at a higher level as a result of the Lake Henshaw storage, therefore a serious question arises as to whether the area of damp lands as it exists

October 27, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Mr. Treanor:

Inclosed please find my recorded deed for riparian land to William G. Henshaw, assignment of power for Sutherland, and assignment of the W. J. Isbell interest, also a grant deed from Ed Fletcher, Jr. to William G. Henshaw for the Chambers property.

Will you kindly acknowledge receipt of these instruments, and oblige.

Yours very truly,

MEF:AH

cc - Mr. Stevens
Mr. Black
Mr. Henshaw

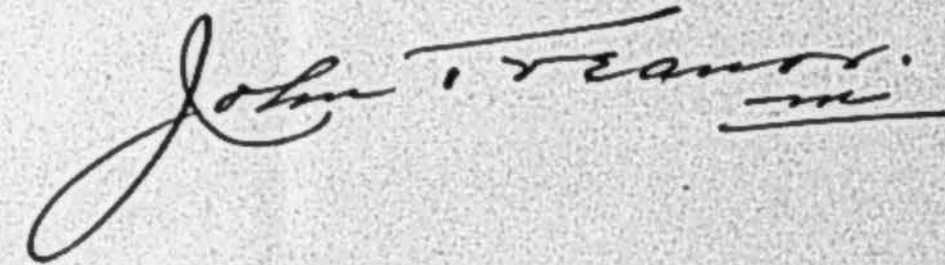
Colonel Ed. Fletcher #2.

today will be at all reduced by the flooding of the land within the reservoir site.

All of these factors should be properly weighed by Mr. Sawday in making his offer. We like him as a tenant and trust that he will formulate a fair proposal for the new lease.

Yours very truly,

JT/NEM



October
Twenty-Eight
1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Mr. Treanor:

Inclosed please find recorded instrument covering your undivided interest in the riparian lands on the San Luis Rey River. Kindly acknowledge receipt, and oblige

Yours very truly,

MEF:AH

cc - Mr. Henshaw
Mr. Stevens
Mr. Black

San Diego County Water Company

724 South Spring Street
Los Angeles, California

Nov. 1, 1922.

Mr. Ed. Fletcher,
San Diego, Calif.

In re:
Treanor-Fletcher Syndicate
(Barnett Property)

Dear Mr. Fletcher:-

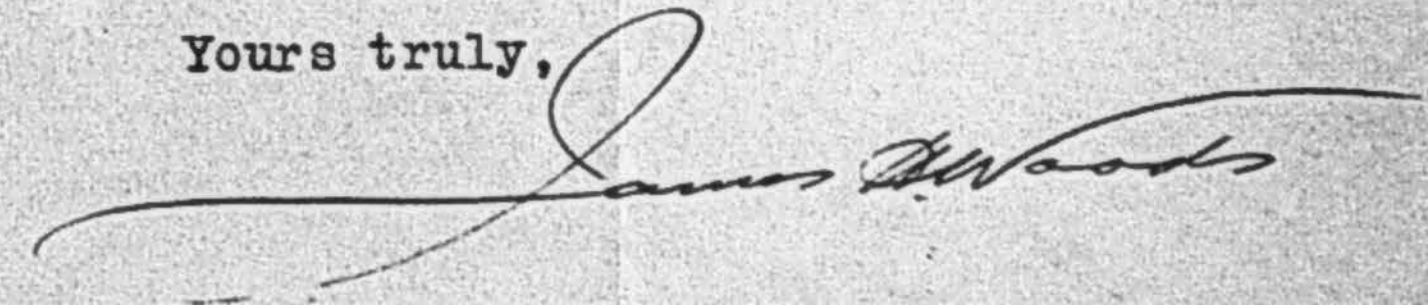
Referring to your letter of Oct. 30th in which you advise that you are drawing on Mr. Treanor for \$688.33, I have gone over the figures mentioned and arrive at the following:-

	John Treanor 3/4 Interest	Ed. Fletcher 1/4 Interest
Paid by Ed. Fletcher (Principal	\$4,000.00	3,000.00
(Interest	126.67	95.00
	<u>\$4,126.67</u>	<u>\$3,095.00</u>
Cash Rec'd by Ed. Fletcher	2,750.00	2,062.50
Account Sale to	<u>1,376.67</u>	<u>687.50</u>
		<u>344.77</u>

From this it would appear that your draft ~~on me~~ should be for \$1032.50. Please check over these figures and let me know if you agree.

Yours truly,

JHW/EO



October 30, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

We have paid to the Southern Trust & Commerce Bank today the sum of \$4126.67, being \$4000 on the principal and \$126.67 interest to October 21, 1922.

The Henshaw obligation was for \$10,000. You and I have endorsed a new mortgage note of K. Deasy in the sum of \$6,000 which you have a record of. Under our agreement with Mr. Henshaw the property cost us \$8,000. We have sold it for \$11,000 on the basis of 25% down or \$2750, and 25% each year with 7% interest. We to furnish clear title as of this date, excepting subject to our agreement with the San Dieguito Mutual Water Company and subject to the usual rights of way.

I am drawing on you for one-half the difference between \$2750, which is the first payment in the sale of the property, and \$4126.67, which I paid the Southern Trust & Commerce Bank today, as stated above, the amount being \$688.33.

Yours very truly,

EF:AH

41-2-5-

November 4, 1922.

Mr. James H. Woods,
San Diego County Water Co.,
724 South Spring Street,
Los Angeles, Calif.

My dear Mr. Woods:

Answering yours of November first, will say if you will read Mr. Treanor's letter of May 27, 1922, you will see that I own a one-half interest in the Barnett property. See if this does not answer your letter.

Yours very truly,

EF:AH

November
Twenty-two
1922

Mr. John Treanor, Mngr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Referring to your recent letter about the stone entries, will say you are undoubtedly not familiar with all the facts in the matter.

These stone entries were acquired in 1918 by me under an arrangement with Mr. Henshaw whereby Mr. Henshaw was to get all of the lands within the reservoir site and I the lands outside the reservoir site. Under the United States laws, only one person can take up one stone entry at one time. It all must be contiguous property. I secured altogether ten or 12 different pieces of property in this way all over the country. Mr. Black is familiar with the stone entry arrangement, and when I explained it to him he said it was similar to the other stone entries and satisfactory, and I deeded Mr. Henshaw the land 10 ft. above the bottom of the spillway, or to the 2113 contour.

Now there are several water filings on the San Luis Rey river, two or three pieces of government land taken up under the Stone Entry, the same way, and I will see that the right to build Warner's dam is transferred without any additional expense to Mr. Henshaw.

On my own initiative and at my own expense I made an investigation and found out the onership of all the lands within the Sutherland reservoir site several years ago and found that there were four or five quarter sections of government land. I called Mr. Henshaw's attention to it with the above results. Mr. Henshaw got his lands within the reservoir site for not to exceed \$2.50 or \$3.00 an acre, including all expenses, and I feel that I have certainly rendered Mr. Henshaw a service in this matter, particularly as all the rest of his reservoir lands have cost him an average of \$60 or \$70 an acre.

Yours very truly,

EF:KLM

December 1, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Answering your telephone request of today relative to lands within Sutherland reservoir, and to forward a map showing all the lands that will be flooded to a contour of 2103 ft., enclosed find map together with letter from Mr. King as of Dec. 1st, 1922, all of which is explanatory.

Mr. Henshaw owns the damsite and all lands flooded, not alone to the 2103 ft. contour, but to the 2113 ft. contour, excepting the following:

Santa Ysabel Indian Reservation. A permit may possibly have to be secured from the Commissioner of Indian Affairs, however, I know every foot of the land that will be flooded, and it is practically all within the confines of the river channel itself, and no Indians are living nearby that would be affected by this flooding, and there is no question but what the permit will be granted if asked for.

We have the right to flood the Cleveland National Forest west of the damsite, both from the State Water Commission and the Federal Power Commission; also right of way for two or three miles thru the Cleveland National Forest from the government.

The lands marked "Castle & Davis" are in error. I purchased this property for Mr. Henshaw from C. C. Crouch. The property stands in the name of Wm. G. Henshaw, excepting a mortgage of \$650 on that and other property.

All the property within the Sutherland reservoir site that will be flooded by a dam impounding 60,000 acre feet, stands in the name of Wm. G. Henshaw, excepting as stated above and excepting the Chambers mortgage and excepting the lands flooded in the 80 acres marked "BA", which I control thru a friend, as explained to you over the phone, and which will be cleaned up by Monday next Dec. 4th, if you say the word. Mr. Henshaw not alone con-

280-18

December 1, 1922

SUTHERLAND RESERVOIR LANDS

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

[EF #280-29]
cm

My dear Treanor:

Answering your telephone call today, will say the Castle and Davis property within the Sutherland reservoir site we have acquired, having purchased it thru Crouch some years ago. The ownerships must have been obtained from the records at the courthouse some eight years ago, for Castle and Davis transferred this property seven years ago to C. C. Crouch for attorney's fees and we purchased the 160 acres from Crouch for \$2,000 October 22d, 1917, and when we pay the \$650 we clear up the title.

Not alone does it include the 80 acres known as the South Half of the Northeast Quarter of Section 27, per Lippincott's map, but it also includes the North West Quarter of the South East Quarter of Section 27, Twp. 12 S., R. 2 East, S. B.; and in addition 40 acres lying directly East of Section 27, described as follows: The Southwest Quarter of the Northwest Quarter of Section 26, Township 12 South, Range 2 East.

Yours sincerely,

EP:KLM

cc- Mr. Henshaw

controls all of the land up to the 2103 ft. contour but will control all of the land up to the 2113 ft. contour 10 feet above the bottom of the spillway when the Sutherland dam is built to hold 60,000 acre feet, as recommended by the U. S. Reclamation Service and the Board of Engineers.

Send me the money to pay off the Crouch mortgage, the Chambers mortgage and pay for the "BA" property to the 2113 ft. contour, and the title will be free and clear of encumbrance in the name of Wm. G. Henshaw, covering the Sutherland damsite and all lands flooded, excepting the government lands as heretofore specified.

Yours very truly,

EF:KLM

cc- Mr. Henshaw

April 27, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

Attention Mr. Wood

My dear John:

Inclosed find copy of letter I have written Mr. Watriss. My understanding is that we will work together in this matter along the lines of my talk with Griffith and you before you left.

The Solana Beach property will be ready for the market on the first of June. In the mean time, I have sold the Standard Oil Company less than an acre for \$1,000, and the Union Oil Company less than two acres for \$1600, and they are both going to put in their switches and build immediately. The money of both the Union and Standard Oil Company is in escrow today.

I have given an option on another tract up on the hill at \$600 an acre. We are getting the water put in, and I just got a permit to put the water under the state highway and Santa Fe Railroad. The grading is completed, the map is accepted by the Supervisors, and today we have signed a petition to have the lands included in the Santa Fe Irrigation District. It is going to be a money-maker.

I hope you have had the trip of your life and are coming home feeling tip-top.

You will remember that I told you in the University Club before you left that I had an option on the Murray interests in the Cuyamaca Company and made a \$5,000 payment. Mr. C. F. Stern is my associate. I signed up with him the other day, and we will get possession June first. I want to talk to you about Cuyamaca matters as soon as convenient after you return.

With kind personal regards,

Very sincerely yours,

EF:AH

May 16, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, California.

My dear Treanor:

Confirming my verbal suggestion yesterday that you give me an option on the Santa Ysabel proposition and let me see if I can sell it, for I believe I can a little later, will say that in my opinion the Cuyamaca System should control it, and believe a way can be arranged to finance it.

I understand the Santa Ysabel proposition will include the ownership of all the lands within the Sutherland damsite and reservoir site that the San Diego County Water Company controls, all the lands in the Pamo and the 160 acres in the Santa Maria damsite, together with power filings, with the water rights on the river and recognition by the Division of Water Rights of the water filings before 1913, together with rights of way, surveys and all data pertaining thereto.

I appreciate your offer to cooperate in this matter and I will do the best I can to put the sale over.

Kindly write me a letter giving me whatever authority you deem best to go ahead and see what can be done.

Yours very truly,

EF:KLM

cc- Mr. G. Henshaw

May 19, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Mr. Claus Spreckels telephoned me that Mayor Bacon had gone to McMullen and urged him to print a story that had come to Mayor Bacon from Washington to the effect that the San Diego County Water Company was flooding graves of certain Indians in the reservation. Spreckels was nice enough to stop the story being printed.

During your absence Mr. Stevens had me get permission from the Board of Supervisors, which I secured by formal resolution, allowing us to move the Indians to the Indian burial ground at Warner Hot Springs.

The district attorney of San Diego County just informed me that a complaint had come in to him as well from the Indians.

Something should be done in the near future, and I believe the solution of the problem is the one I suggested to Mr. Stevens, and which he authorized me to do, i.e., get a permit to move the bodies of the Indians to the old burial ground at Warners Springs. After getting the permit, Mr. Stevens told me to do nothing further, so the matter stands in abeyance. What is your pleasure?

Yours very truly,

EP:AH

cc - Mr. G. Henshaw

May 21, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Are you interested in acquiring any riparian rights on the San Pasqual River between Pamo and Lake Hodges dam?

I have interested a couple of parties in the Fenton ranch and at the present time may be able to divorce the water rights as far as building Sutherland is concerned. Also on the Wood property in the San Pasqual Valley.

If you are interested in acquiring them now I would be glad to help you. If you want to "let sleeping dogs lie" all well and good, but there is much activity around Escondido, values are going to increase and my advice to Mr. Henshaw would be to acquire the balance of the riparian rights in San Pasqual now if he can get them at the right price.

Yours very truly,

EP:KLM

cc - Mr. Henshaw

May 24, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

Subject: Syndicate Lands

My dear Treanor:

Confirming our verbal conversation Tuesday, the plan is to get a net figure from Messrs. Wm. G. Henshaw and Whitney for the 1,000 or 1,200 acres of land between the Santa Fe Ranch and the ocean, with a reasonable release clause, an option to purchase giving us a reasonable length of time in which to develop and sell the property; --- Treanor, Griffith Henshaw and Fletcher to put up the money for the surveying and sub-division of the property.

I am to have the exclusive sales agency of the property, somewhat along the lines of Solana Beach, retail prices to be mutually agreed upon, and each (G. Henshaw, Treanor and Fletcher) to have one-third of the net profits.

This is my understanding of our tentative agreement. Please let me know if in a general way it confirms your understanding, and if so I will be glad to make a suggested net figure for the property on which we have an option to purchase, allowing a reasonable profit, and furnish a map showing the boundaries of the property and an equitable release clause, protecting Whitney and Mr. Wm. G. Henshaw, all for your consideration.

Yours very truly,

EP:KLM

cc- Mr. G. Henshaw

San Diego County Water Company

724 South Spring Street
Los Angeles, California

June 14, 1923.

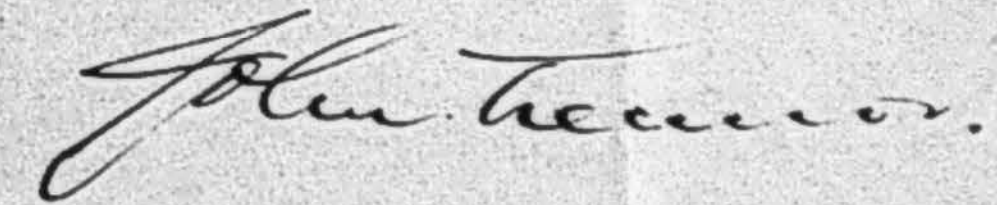
Colonel Ed. Fletcher,
San Diego, California.

Dear Ed:

I have before me copy of your letter of March 21st to Griffith, referring to proposed exchange of the Cuyamaca System. Mr. Henshaw would be entirely unwilling to make the exchange you mention, but I talked with him about some arrangement. I had a statement made showing that the cost of his Cuyamaca property at this date is some \$127,000, being the purchase price plus assessment, plus the amount still due. This is out of conformity with your letter of March 21st, in which you state that his cost is some \$73,000. Will you send me a copy of the statement referred to in that letter.

Yours truly,

JT/NEM



June 15, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Answering yours of the 14th, inclosed find letter from Mr. Mathews, our secretary, together with company statement, which on investigation you will find is correct.

Mr. Henshaw paid me \$50,000. The total cost of Mr. Henshaw's interest in the Cuyamaca System to date, not including interest is \$73,444.17.

Mr. Stern and I have purchased from the Murray Estate the 10/12 interest for \$700,000 with a \$50,000 discount for cash if all paid within a year. The above is strictly confidential. Please treat it so. We made our first substantial payment to the Murray Estate last week.

It is understood that Mr. Henshaw is only transferring his equity in the Cuyamaca Water Company, and will not have to pay the \$21,000 voluntary assessment charged against him on the books of the Company.

I hope that you will favorably adjust this matter at an early date, and I will certainly appreciate it.

Yours very truly,

EF:AH

Mr. Fletcher

Copy

June 22, 1923.

Mr. J. H. Keefe, President,
Santa Fe Land Improvement Co.,
Chicago, Ill.

Dear Mr. Keefe:

Several days ago I attended a meeting in the office of the Santa Fe Land Improvement Company at which Mr. Hodges, Mr. Faulkner, Mr. Clorfelter, Mr. Fletcher and myself were present. I heard discussed the pros and cons of granting the 25-year lease of hunting, fishing and boating privileges on a portion of Lake Hodges to Mr. Taft for Country Club purposes. It appears that Mr. Taft cannot go ahead with his scheme if the lease is revocable for any cause but misbehavior on the part of the Club. It was brought out that the lease could be made subject to all health and governmental regulations.

Although on general principles opposed to an irrevocable lease, I find that my judgment is in favor of granting this particular lease to Taft in view of the substantial annual rental. Taking a practical view of the subject, it is hard to imagine any great disadvantage arising from this lease, assuming that the attorneys have broadly protected the Water Company in its use of the reservoir as a domestic supply.

You will be glad to hear that I am encouraged by the course of my negotiations with the city of San Diego thus far. I have confidence that everything will turn out much as we hoped.

Please give my regards to Mr. Engel.

Yours very truly,

JT/NEM

Treanor

San Diego County Water Company

724 South Spring Street
Los Angeles, California

July 27, 1923.

Colonel Ed. Fletcher,
San Diego, California.

My dear Ed:

I have your letter of July 26th asking what information I furnished the City Council affecting the Henshaw-Fletcher contract, that caused them to write you under date of July 25th regarding the Del Mar-La Jolla pipeline.

I cannot imagine. You know that I talked with them about the sale of water from Lake Hodges. They asked questions about the status of the Henshaw-Fletcher pipeline, and I gave them the facts, with which they were already familiar, so they said. At that hearing and at the hearing yesterday Mr. Lippincott and I were asked questions by members of the Council bearing upon the Cuyamaca Water System. We studiously declined to express any opinions, although Mr. Lippincott told them, that as an engineer he felt they should acquire not only the water we were proposing to sell them, but all other water within their territory.

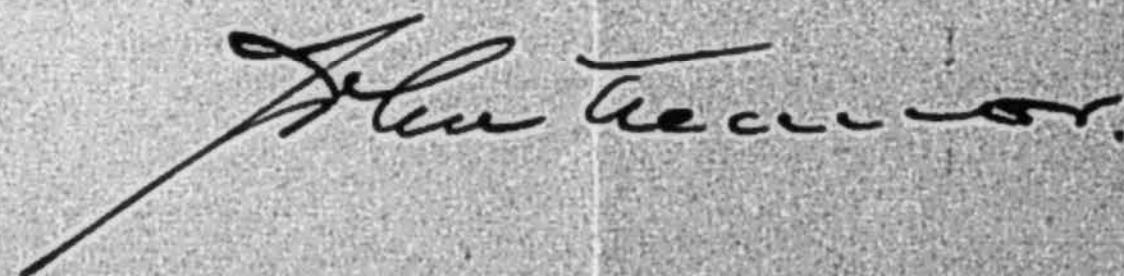
I called at your office yesterday afternoon and waited nearly an hour to see you, but in vain. I left word at your office that I would look forward to seeing you Saturday morning if you were in Los Angeles, as I understood you planned to be.

I hear that you had a very interesting trip and will look forward sometime to getting an account of it, because it is a trip I would like to make myself in much the same way.

With kind regards,

Yours very truly,

JT/NEM



August 7, 1923

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

To my surprise the city officials of San Diego invited me to go over the San Diego River with Mr. Freeman on Monday. I did not know he was in town until they telephoned me, so I wrote you a letter Sunday night and mailed it at the postoffice at 7 p. m. and you should have gotten the letter in Monday morning's mail. You have no doubt received it by this time. A copy was sent to San Francisco by special delivery last night. I was amazed when I arrived home last night at 10 o'clock with Mr. Freeman to be told you had not yet received the letter that I had personally mailed Sunday night.

Mr. Freeman is a man who listens to everything and says nothing. He has asked me to show him over the different systems and was out this morning over the city system. Yesterday the city officials took Mr. Freeman and me to Sutherland, Cuyamaca and down the San Diego River. Mr. Freeman has expressed a desire to see Lake Hodges system and I expect to take him over that.

It is too early to get any inkling as to how he is impressed with the situation. There is every indication that he is interested in El Capitan. He has ordered tunnels to be driven to determine the question of bedrock. The city starts working on it today.

As soon as you arrive in Los Angeles kindly get me over the phone as I want to see you and Mr. Stern together.

Yours very truly,

RF:KLM

POSTAL TELEGRAPH - COMMERCIAL CABLES

RECEIVED AT MAIN OFFICE
1044 FOURTH STREET
(U. S. GRANT HOTEL)
SAN DIEGO, CALIF.
TELEPHONES, MAIN 2951-2952

TELEGRAM

DELIVERY NO.

134

60 PSCW

135pm 20

STANDARD TIME INDICATED ON THIS MESSAGE.

San Francisco Cal Aug 8 1923

Ed Fletcher

San Diego Calif

Your letter received today it is unentirely unacceptable
to me personally I will not even present it to Mr Henshaw

John Treanor

August 9, 1923.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

I received your telegram from San Francisco that my offer of settlement was not acceptable, and am sorry. I can express my position in a few words. I have plenty of undeveloped properties but no large source of revenue coming in for the next 4 or 5 years, and I hesitate about taking over Mr. Henshaw's interest in the Cuyamaca System and carry the load myself. If I knew I could sell some property to keep myself going I would feel differently about it.

I will be in Los Angeles Saturday morning and hope to see you on what I think is a very important matter. I am leaving for Phoenix today but will arrive in Los Angeles Saturday morning. I want to talk over other matters also.

If we cannot do anything else, I would like to be paid the \$15000, less the overdue note that I owe Mr. Henshaw, also the other note of \$2700 or \$2800. Kindly make arrangements for this.

Enclosed find copy of letter I received from my friend, Mr. Stephen Mather, who is in charge of all the national parks. Mr. Freeman got in touch with me immediately on his arrival and I have taken him, at his request, up the San Diego River, to Sutherland and over the Lake Hodges system. I was accompanied by the city manager, Mr. Rhodes, also their engineer, Mr. Williams. I will talk these matters over with you when I see you. Mr. Rhodes and Mr. Williams took Mr. Freeman to Henshaw dam yesterday.

Yours very truly,

EF:KLM

San Diego County Water Company

724 South Spring Street

Los Angeles, California

August 14, 1923.

Colonel Ed. Fletcher,
San Diego, California.

Dear Ed:

My idea about syndicating the Whitney-Henshaw
Syndicate Lands near Del Mar is that the whole tract should
be taken, and while I have not yet talked over the price
finally with Mr. Henshaw, I am ready to recommend a sales
price of \$300,000 for the entire tract.

Yours very truly,

JT/NEM



San Diego County Water Company

724 South Spring Street

Los Angeles, California

August 10, 1923.

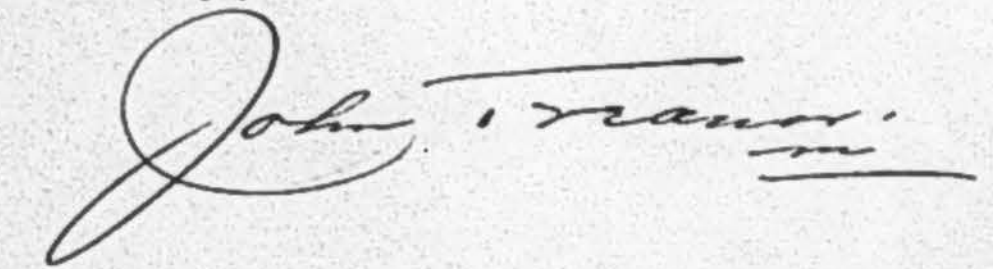
Colonel Ed. Fletcher,
San Diego, California.

Dear Ed:

Mr. Stevens advised me just before leaving
for Warner Ranch that the attached conveyance of water
rights on the Santa Ysabel River is needed to complete
our records. I talked with you about this sometime ago
but owing to the pressure of other matters had never
prepared the instrument. I will appreciate it if you and
Mrs. Fletcher will execute the same. Before doing so, will
you please have the blanks filled in from your records.

Yours very truly,

JT/NEM



Notice of Water Appropriation signed by J. B. Gerlach,
State of California,) of date the 14th day of December, 1912, and filed for record in
County of San Diego.)

the office of the Recorder of San Diego County on the 17th day
of December, 1912, and recorded in Book _____, page _____, of

KNOW ALL MEN BY THESE PRESENTS, that we, Ed Fletcher

and Mary C. B. Fletcher, husband and wife, of San Diego, San Diego

County, California, for and in consideration of the sum of \$10.00,
the receipt of which is hereby acknowledged, do hereby grant, trans-

fer, set forth and assign unto the San Diego County Water Company,

a corporation, all of our right, title and interest, and the right,

title and interest of each of us, in or to the following rights,

to wit:

All right to appropriate, divert, use or store the
waters of the Santa Ysabel River, or any of them, including that

part of said river which flows into and through the Pamo Valley,

where it is sometimes called the "Pamo River" or "Creek", and

portions or sections of said river, those which are sometimes

known as "Pamo", "San Pascual" and "San Margarita", respectively,
Notices of Appropriation, respectively, or any of them, to wit:

Notice of Water Appropriation signed by L. A. Kenedy,
of date the 13th day of June, 1911, and filed for record in the

office of the Recorder of San Diego County, on the 14th day of

June, 1911, and recorded in Book _____, page _____, of _____

_____.

Notice of Water Appropriation signed by Ethel Fowler,
of date the 13th day of June, 1911, and filed for record in the

office of the Recorder of San Diego County, on the 14th day of

June, 1911, and recorded in Book _____, page _____, of _____

_____.

Notice of Water Appropriation signed by J. E. Gerish, of date the 14th day of December, 1912, and filed for record in the office of the Recorder of San Diego County on the 17th day of December, 1912, and recorded in Book _____, page _____, of

The right to divert, appropriate, use or store the waters, or any of them, of Black Canyon Creek, being a tributary of the Santa Ysabel River, covered by or referred to in a Notice of Water Appropriation signed by R. W. Day, of date the 7th day of May, 1913, and recorded in the office of said Recorder on the 9th day of May, 1913, in Book _____, page _____, of _____

Also all other rights to appropriate, divert, store or use the waters, or any of them, of said Santa Ysabel River, and all its tributaries and affluents, including, among other portions or sections of said river, those which are sometimes known as "Pamo", "San Pasqual" and "San Dieguito", respectively, which we or either of us own, hold or claim, or in which we, or either of us, have any interest whatsoever. Said Santa Ysabel River is located in said County of San Diego, State of California.

TO HAVE AND TO HOLD the above described rights and property unto the said San Diego County Water Company, its successors and assigns forever.

San Diego County Water Company

724 South Spring Street
Los Angeles, California

October 31, 1922.

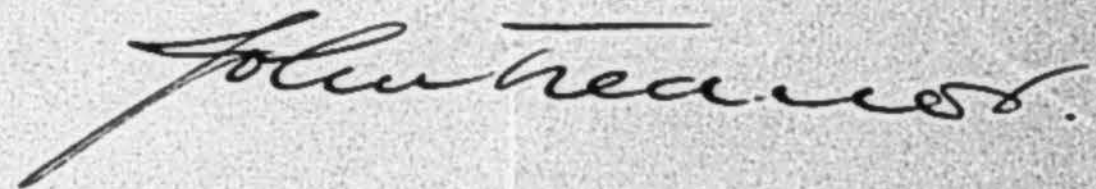
Colonel Ed. Fletcher,
San Diego, California.

Dear Ed:

I have your letter of October 23rd. Please tell me what was the arrangement under which you held the stone entries within the Sutherland reservoir site. Without knowing anything to the contrary I have assumed that these were held by you in trust for Mr. Henshaw, and I have so represented to Blyth, Witter. I feel the parcels should be deeded to the Water Company intact.

Yours truly,

JT/NEM



November 24, 1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

As you are going to San Francisco next week, will you please take the matter up with Mr. Henshaw and settle the question of what is coming to me under my agreement. I was entitled to it when the Santa Fe money was paid out, but you asked me to let the matter of any compensation to me go over until Mr. Henshaw realized on the sale of the Blythe-Witter bonds, and you told me that undoubtedly the money would be paid about the middle of October. I know Mr. Henshaw has not received his money from Blythe-Witter, so have let the matter drag, but I do need \$4,000 or \$5,000 to help out on my taxes and other expenses this coming week, and would like to have a check for the balance dated the 2d of January, 1923, as I explained to you.

Will you kindly arrange with Mr. Henshaw to let me have at least \$4,000 during this coming week and greatly oblige

Yours very truly,

EP:KLM

November 27, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Agreeable to my promise of Saturday, inclosed herewith find partial subdivision of the Jones tract west of the railroad. All of Lot 24 has not been subdivided. I thought I would leave that until later. The plaza that I have laid out is 300 feet wide. I thought possibly that we would reduce that to 200 feet. I have also, as you see, reserved all of the beach frontage, but the irregular line on the westerly end of Block 23 is the top of the bluff.

The Cave Cove is really a very attractive spot - a beautiful sandy beach. We must cut a road through to the beach through the bluff. I am of the opinion that we can do this by hydraulic pressure and get the water for nothing this winter when it is spilling over the dam or for a nominal sum.

The Estes house, as marked in red X, they want \$8,000 for, including the house and barn and four acres of ground. Possibly I can get it for \$7,000 to \$7,500 - one-half down and the balance in a year. The house cannot be built today for \$3,500, and it is very attractive.

I also inclose map of the subdivision of the Jones tract on the east side of the road. Lot 8 is the Jones 15 acres that he has reserved. He is joining in with us in the subdivision. The Santa Fe have promised us a flag station, and when business develops and warrants it - a railroad station.

On the east of the track you will see a number of small lots, from No. 1 to 22 in Block 13, and 12 to 36 in Block 12. These lots are for packing houses and business houses, with a railroad switch to be put in as conditions demand it.

It is proposed to have Plaza Street continue right on eventually through the Syndicate Lands and connect with the highway from the Santa Fe Ranch. That is the natural way to get to the coast and the shortest and best. It will be two miles nearer than going either to Del Mar or Cardiff.

My idea on the beach lots is to put in curbs and sidewalks around the business center anyway, and on the beach, and possibly to either surface or preferably oil the main plaza and Plaza Street in any event.

My idea would be to start in with \$800 to \$800 a lot along the state highway, \$400 to \$500 a lot on the interior street, and \$800 to \$1,000 on the bluff. On the east side of the track the acre tracts could start out at \$1,000, half-acre tracts \$600, and then increase the values 10% at least as every 10% of the lots was sold. On these prices if the property sells, and I do not see any reason why it would not as it is the best on the coast in my opinion, we ought to net \$1,000 to \$1,200 an acre on the whole thing after paying for all improvements, etc., and I think if we can sell those lots west of the railroad on an average of \$600 a lot, we will net \$2,000 to \$2,500 an acre.

I have entered into a contract to give Simpson and Randall of Anaheim 20% commission, and they are going to push the property and pay for all expenses of advertising, literature, etc. Batchelder, my brother-in-law, is on the job at Del Mar and is cooperating with them and with me. It pays to pay good commissions and make everybody satisfied.

If you and Griffith want to get between you a half interest in this property you can have it at \$200 an acre, plus interest at 6% since August 2, 1922, plus one-half of the expenses I have incurred since then, plus 6% interest on the above, and hereafter pay one-half of the cost in putting the property in shape for selling, the understanding being that I am to have 25% commission on the gross sales. This 25% commission to cover all expenses of any kind and nature. Property to be sold at prices to be mutually agreed upon from time to time, also terms and conditions. My suggestion would be 25% down and 25% a year until paid, with 7% interest and as low as 10% down where the party will build and make improvements immediately.

Mr. Hodges has promised that I can have water for this tract, that it can go in the district, and it will be up to us to put in the pipelines, and take either cash or bonds in payment, the district paying us for the water system that we install, the same as the Santa Fe are taking care of the lines that they are building.

Lockwood Reservoir, so called, is on the Syndicate lands in a circle marked X to the north of the Jones tract. The water is there now, and will flow by gravity from that point to any portion of the Jones tract. What I want to do immediately is to build a pipeline from Lockwood Mesa Reservoir down Harbo Avenue as marked in red, a pipeline which

is sufficient for our purposes, and which the district will take over, and also a pipeline down Plaza Avenue to the ocean. A fourteen or sixteen inch concrete line will have to be built for about 1,600 to 2,000 feet from the Lockwood Mesa Reservoir to the center of the tract, and a six inch standard screw casing pipe will do the work from Harbo Avenue to the ocean with probably two four inch lines somewhere located marked A and B with laterals connecting pipelines A, B and C, but in any event we will be refunded for any distribution lines we put in, and we won't have to put them all in at once.

Please take this matter up with Griffith and let me know if you and he are interested in this Jones tract. Later on, if desired, we can enlarge our sales force and our activities and sell the Syndicate Lands on some equitable basis. Development of this Jones tract means everything in the matter of making values for the Syndicate Lands.

I have promised Mr. Hodges that nothing will be done to divert customers from the sale of the Santa Fe lands. As a matter of fact, they do not compete at all. Like a groceryman, we want a full stock of goods on our shelves. This gives us a beach lot proposition and acre tracts right near the ocean. In no way does it compete with the Santa Fe Ranch farming activities, and I do not propose to let it compete, but I have found out already like one Santa Fe official from New York, after looking over the Santa Fe Ranch said, "It is too far inland. I come to California to enjoy the ocean. I will give you \$500 for a 50 foot lot in Solana Beach". I have three people who have already agreed to pay \$500 for a 50 foot lot in Solana Beach.

I suggest that nothing be done with the Syndicate Lands for some little time yet, that we go ahead with the development of the Jones Tract and let the Santa Fe lands be developed, and then make an arrangement with Mr. Whitney and Mr. Henshaw whereby they turn the properties over to us at a net figure, Griffith, you and I to build the roads and plat the property. The district will put in the distribution system and we can make some money out of our activities in disposing of the Syndicate lands, and at a good profit to Henshaw and Whitney.

The more I think of it the more I question the advisability of having Sinnard lay out the Syndicate lands. He has adopted the principle roads that I built on the Santa Fe Ranch. I know I can do it myself, and we will not incur that expense. I will make no charge for my services in that respect if we go ahead along the lines mentioned above. Sinnard is being

paid \$5,000 a year salary and 1% of the gross sales. However that is a matter we can discuss later on, but my opinion is that he is a very expensive man, and time will demonstrate it with the Santa Fe. I may be entirely wrong - time will tell. I do know this - San Diego County is greatly indebted to the Santa Fe for what they are doing on the Santa Fe Ranch. It will be something so artistic and beautiful that it will elevate and make a great impression on all who see it. It is good selling stuff, and will have a valuable effect on the Syndicate Lands sales later on.

I have purchased the Jones property on the basis of \$10,900 down and \$10,000 a year with 6% interest, with a release clause of \$500 an acre west of the track and \$400 an acre east of the track. The property is being deeded to the Southern Title Company in escrow. Do you and Griffith want to send me down \$2500 on or before the 10th of December, \$2500 the first of May, 1923, another quarter August 2nd, 1924, and the last quarter August 2nd, 1925.

I do hope, however, that we can sell sufficient property to take care of all future payments excepting that of improvements. It all depends upon when we can get the water. I cannot imagine you having to put up any money after next August anyway. Otherwise I would never have gone into the proposition myself. The surveys are practically completed and platted. I hope to have the map recorded, pipeline in and ready to put the property on the market by the first of February next.

If the above proposition is satisfactory kindly confirm, and I will prepare a statement showing expenditures to date since the property has been purchased. We have been very economical in our development, and I think it will surprise you the low cost we have gone to preparatory to selling.

Yours very truly,

EF:AH

cc - Mr. Henshaw

paid \$5,000 a year salary and 1% of the gross sales. However that is a matter we can discuss later on, but my opinion is that he is a very expensive man, and time will demonstrate it with the Santa Fe. I may be entirely wrong - time will tell. I do know this - San Diego County is greatly indebted to the Santa Fe for what they are doing on the Santa Fe Ranch. It will be something so artistic and beautiful that it will elevate and make a great impression on all who see it. It is good selling stuff, and will have a valuable effect on the Syndicate Lands sales later on.

I purchased the Jones property on one-fourth down and one-fourth a year with 5% interest, with a release clause of \$500 an acre west of the track and \$400 an acre east of the track. The property is deeded to the Southern Title Guaranty Company in escrow, and if you and Griffith want to buy a half interest, you can send me down \$2500 on or before the 10th of December and pay on the first of January one-half of the expenses that I have incurred up to that date. You can pay the balance of the one-fourth of your half interest on May first, 1923; next August you can pay another quarter; and in August 1924 another quarter; and the last quarter August 2nd, 1925, with interest at 6%, you putting up one-half the cost of the improvements and I putting up the other half. If this is agreeable, I will submit a contract for your approval.

I do hope, however, that we can sell sufficient property to take care of all future payments excepting that of improvements. It all depends upon when we can get the water. I cannot imagine you having to put up any money after next August anyway. Otherwise I would never have gone into the proposition myself. The surveys are practically completed and platted. I hope to have the map recorded, pipeline in, and be ready to put the property on the market by the first of February next.

If the above proposition is satisfactory kindly confirm, and I will prepare a statement showing expenditures to date since the property has been purchased. We have been very economical in our development, and I think it will surprise you the low cost we have gone to preparatory to selling.

Yours very truly,

EF:AH

cc - Mr. Henshaw

November 28, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Referring to the land which I am interested in, and which you say will be flooded by the construction of Lake Henshaw Dam, will say:

The lands that I own on the south side of the Ranch that you say will be flooded were acquired before I ever knew Mr. Henshaw and when I was associated with Mr. Huntington and Mr. Kerckhoff, and were bought with Mr. Kerckhoff's consent; in fact, Mr. Kerckhoff and Mr. Keller are interested in some of these lands with me, also my partner, Frank Salmons.

Mr. Huntington never intended to build the dam over 90 feet high, and none of these lands would have been flooded. The plan has since been changed to build the dam 117 feet in height I believe.

Will you please send me a map showing the lands to be flooded and the acreage? As far as my interests in the land are concerned, I will sell them at the same price that Mr. Henshaw is selling to me under the terms of our contract, i.e., \$100 an acre and interest, I believe. I have not looked up the contract, but this arrangement is satisfactory to me, and I will try and get my associates to sell at the same figure if desired.

I would appreciate a map and legal description of the lands that you desire. If you want me to, I will take the matter up with both Mr. Kerckhoff and Mr. Keller.

Yours very truly,

EF:AH

cc - Mr. Henshaw

November 29, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Corporation Building,
Los Angeles, Calif.

My dear Treanor:

Inclosed find copy of report in the Evening Tribune of Mr. Savage recommending the construction of Mission Gorge Dam No. 2, and stating that the cost of developing water at Mission Gorge No. 2 is 7.67¢ per thousand gallons with a net safe yield of 12½ million gallons daily, as per his chart which I sent you the other day; that the cost of developing water at Mission Gorge No. 3 is 11.76¢ per thousand gallons, and at El Capitan, 16.05¢.

It goes without saying that Mr. Savage is not going to get away with it, and I can convince the public that Mission Gorge No. 3 water can be developed at less cost than at Site No. 2, and before I get through with Savage he will wish he had never made his report. He is on the toboggan slide for fair.

Yours very truly,

EF:AH

cc - Mr. Henshaw

120-217
December 1, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

Answering yours of November 28th, will say that I will give you until the 15th of December as per your request in the matter of purchasing a one-half interest in the Jones tract.

You are correct in understanding that I would own a half interest and either you and Griffith or you alone would own the other half interest straight through, you putting up half of all the cash expenditures on the property; I putting the other half up, and you holding the title in just the same form as I do.

I think the property had better be decided to a trust company showing each owing a half interest, and if you desire it, the trust company can take in all moneys and distribute, although this will make quite an additional cost.

You are purchasing a half interest in the property at actual cost to me plus interest on payments on principal and on moneys advanced by me since the date of purchase.

Inclosed find original agreement between Jones and the Southern Title Guaranty Company which is explanatory. Kindly return same after making a copy.

If after receiving this letter you are ready to go ahead, please notify me and I will draw up a contract. I really think the thing to do is to let the property stay in the name of the Southern Title Guaranty Company. We can give them written instructions as to what price to sell the property and take in the money if you do not care to have me take the money in. But if we are going to handle it that way I would like to prepare in advance a suggested price list of property, terms and conditions so that I may know that our minds are in agreement as to the method of selling and price of selling, but I am sure we can agree on that. Kindly let me hear from you.

Yours very truly,

EF:AH

December 1, 1922.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, Calif.

My dear Treanor:

If Griffith does not care to become interested in the Jones property, I would be glad to have you have a half interest with me in it, and let us in addition go in 50-50 with the selling of the Syndicate lands on some equitable basis. Think it over.

Very sincerely yours,

EF:AH

San Diego County Water Company

724 South Spring Street

Los Angeles, California

November 28, 1922.

Colonel Ed. Fletcher,
San Diego, California.

Dear Ed:

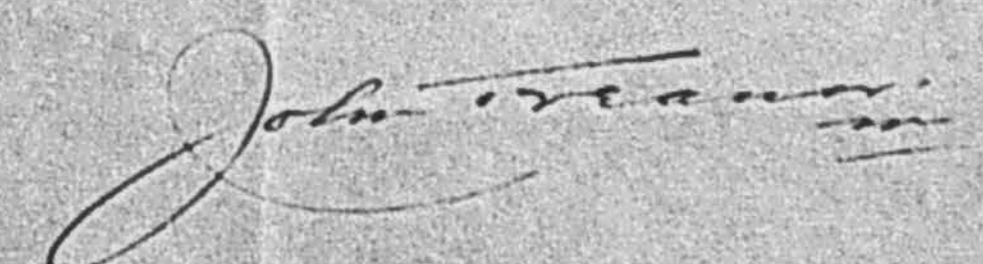
I have your letter of November 27th regarding the Jones property. This looks very good to me. Griffith is of course away and I have to take the matter up with Mr. Henshaw. I do not think I will be able to do that for another ten days. Can you not give me until the 15th of December in which to answer on this matter? If you can it will be appreciated.

Your outline of financing of things seems very fair. It is my understanding that we are on an even basis with you straight through, and that all moneys paid to you in connection with the deal are applied upon the property, and that as to the interest that we acquire, we hold title in just the same form as you do. Also I understand that the price at which we are purchasing the property is cost to you in all respects.

I would like to have you advise me as to these various points. Also I would like to have you prepare the suggested form of contract so that I will have it clear at the time I talk with Mr. Henshaw.

Yours truly,

JT/NEM



120-17

December
Twenty-fourth
1922

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Enclosed find copy of agreement which I have drawn up hurriedly today, Sunday, as per your request, in order to get it to you Tuesday morning.

My sister tells me today that our expenses up to December 1st were a little over \$3,000, and up to January will be around \$5400 in developing the property. There are 5-1/2 miles of roads to build, and these are practically completed. I think we have done this work at a remarkably small expense, as just in subdivision alone they generally figure \$20.00 an acre for the subdivision and platting. The expense will be kept down in every possible way.

When it comes to putting up the money for the water system, we will be refunded by the district a little later on.

There is some property that I have not marked which I recommend we reserve until you return. You will notice we have reserved all beach front.

Will you get me over the telephone Tuesday morning after reading and let me know if there are any changes and if everything is satisfactory. We must get this matter settled up definitely before you go. I am sure this is your intention as well.

Yours very truly,

EF:KLM

100-17
San Diego County Water Company

724 South Spring Street
Los Angeles, California

Dec. 26, 1922.

Col. Ed. Fletcher,

San Diego, Calif.

My dear Ed:-

I acknowledge receipt of the four contracts covering the Salano-Beach-Jones property signed by you and I will take the matter up with Mr. Henshaw today or tomorrow and will have the papers gone over by Mr. Stevens and give you our answer tomorrow, if possible.

Yours very truly,

John Treanor

JT
EO

April Twentyone 1921

Mr. John Treanor, Mngr.,
Riverside Portland Cement Company,
Corporation Building,
Los Angeles, California.

My dear Treanor:

Enclosed find copy of correspondence, contracts, etc. pertaining to the Pala-Rincon Reservation, which Mr. Stevens asked for.

I have not had time to read it over carefully myself. I do not find Judge Henshaw's recommendation on the matter. You will have to get a copy of this in San Francisco.

Yours very truly,

KP:KIM

170-6
December 18, 1928.

Mr. John Treanor, Mgr.,
Riverside Portland Cement Co.,
Los Angeles, California.

My dear Treanor:

Enclosed find copy of letter from Dr. Schloss,
who is Mrs. Hill's adviser, and which is explanatory.
I suggest that the final negotiations be carried on by
the San Francisco office.

I do believe if a definite proposition of
\$54,000 is offered there is a possibility of its being
accepted.

Yours sincerely,

EF:KLM

cc- Mr. Henshaw

Ed Fletcher Papers

1870-1955

MSS.81

Box: 30 Folder: 20

General Correspondence - Traenor, John - 1922



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