

January 2nd, 1929.

Mr. Arthur Nelson
On the Pike
Long Beach, California.

My dear Art:

Let me know a few days ahead of time when you can
come down.

I will be mighty glad to have you make us a
visit and will show you some of the back country.

Wishing you the Compliments of the Season, I am

Yours sincerely,

EF:GMF

May Twenty-seventh,
1 9 2 9

Mr. Arthur Nelson,
On the Pike,
Long Beach, Calif.

Dear Mr. Nelson:

Enclosed find list of real estate with encumbrances
which Mr. Grace wishes to turn in for a ranch of
mine at Patterson.

Will you please look this property over and let me
know what it is worth. I refer only to the Long
Beach property as I will have someone in Los Angeles
look that property over.

Thanking you, I am.

Yours very truly,

AK

155 - Pike,

Long Beach, Calif.

June, 7 th. 1929.

Col. Ed Fletcher,

San Diego, Calif.

Dear Col. Fletcher;

After days of delay, for which I apologize, I finally made the rounds of the property about which you write, in the company of a bank employee who is caring for the real estate department of one of our banks. He was better able than I to judge the land values and the figures I am giving are determined largely by comparing with nearby property valuations as he knows them together with checking up through ads, signs offering for sale etc.

Item one: Lot 9 I.X.L. tract, 2 houses. which each face on a street. If lot were equally divided, each place would be worth \$ 3500 or a total of \$ 7000.

Item two. Lots 10, 11, 12 I.X.L. tract. Lots on present day market worth about \$ 6000 each or total of \$ 18,000. The six room house is old and in a very bad state of repair. To rent it for \$ 50 per month it would take more than the house is worth to put it in condition. \$ 1000. is a big valuation on improvements. There is still much vacant property in the vicinity so that the three lots being together is of no added value at this time.

Item three : Duplex house on 20 th. Street and Chestnut. This is in a new residential section. Quite desirable. The building is new and cost possibly \$5500. Rentals in neighborhood are around \$ 50 per mo. for that type. Lot value \$ 3000.

This totals \$ 34,500 against \$ 63,000. Of course there were times a few years ago when the Anaheim St. property might have brought more money but I was offered a lot a block closer in for \$ 5500 for which the owner paid \$ 6000 a few years ago and has since paid the street assessments.

The enclosed map may help to give you an idea of the locations which I have circled with lead pencil. Anaheim St. is one of the arteries East and has its business sections along similar to University AvE. in San Diego, and hence all owners have semi-business property and would class it so I suppose if the street were to run through to Texas.

Trusting this is the information desired and with best wishes all around,

Very truly yours,

Arthur H. Nelson

June Twenty-second,
1 9 2 9

Mr. Arthur H. Nelson,
155 Pike,
Long Beach, Calif.

Dear Mr. Nelson:

I thank you kindly for your letter of the seventh.

If I put through a deal with these people I am going to send you a check for your trouble.

In the meantime, send me a bill for the actual expenses that you have gone to in this matter.

Have just returned from a two weeks to Yellowstone, Zion National Park and Boulder Dam with Catherine, Edward, his wife Mildred, Willis and Steve, also my sister Belle. Willis graduated with high honors. It was a great trip.

By the way, wont you come down and take our cottage either on the beach or one up in the mountains, if you care to get off for a week with that daughter of yours and any friends you may desire to bring with you.

If you come alone come down and bunk with us at the house.

I will take you out every day some where.

With kindest regards,

Sincerely yours,

EF:AK

September 20th, 1929.

Mr. A. H. Nelson
On the Pike
Long Beach, California.

My dear Arthur:

Please get me a report on the house at #4715 E. 3rd Street,
Long Beach.

I wish you would telephone me at my expense at my house
Sunday night or Monday.

Please let me know if the neighborhood is good, are improve-
ments all in; what will house rent for with limited amount
of furniture which will be left in the house. How quickly
do you think it can be sold for and what price; how many
rooms, and a general description.

Thanking you, I am

Yours sincerely,

EF:GMF

Dicted by but not reviewed by Colonel Fletcher

September 23rd, 1929

Mr. Arthur H. Nelson
On the Pike
Long Beach, California.

My dear Arthur:

I wish to thank you sincerely for your very prompt
investigation and report of the Wilson property in
Long Beach. I was very sorry to have troubled you
especially on your busy day, but I was very anxious
to get a report of the property and you were the
only one I could call on to give me an unbiased and
reliable account of the property.

Please let me know the amount of the telephone
call so that I may reimburse you as I do not wish you
to pay for the call.

Again thanking you and with kind regards, I am

Yours sincerely,

EF:GMF

October 9th, 1929.

Mr. Arthur H. Nelson
#155 Pike
Long Beach, California.

My dear Arthur:

Answering yours of the 7th, enclosed find copy of
letter I have written to the head of the department
at Sacramento.

Yours sincerely,

MF:GMF
Encl.

October Fourteenth,
1929

Mr. Arthur Nelson,
On the Pike,
Long Beach, California.

My dear Nelson:

I have received the following letter from
Sacramento.

"Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, California.

Dear Sir:

This is to acknowledge your communication
of October 9th, 1929, regarding your good
friend, Arthur H. Nelson, who desires a
position as deputy in the Long Beach office
of the Division of Motor Vehicles.

Positions in the clerical line are all filled
through application to the Civil Service
Commission, who, at our request, submit the
personall requested to fill any increases that
might be deemed necessary by this department.

Sincerely yours,

FRANK G. SNOOK
Chief, Division of Motor Vehicles

FGS:NV

Sorry that I could not do any better but it may lead
to something.

Yours very truly,

Ed Fletcher Papers

1870-1955

MSS.81

Box: 20 Folder: 5

General Correspondence - Nelson, Arthur



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