

THIS AGREEMENT made and entered into this 5th day of November, 1908 by and between Ed Fletcher and Frank A. Salmons of the city of San Diego, county of San Diego, State of California, and hereinafter called the lessors, and Barnett-Stine Company, a corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business in the city of San Diego, County of San Diego, State of California, and Harry H. Stine and John Barnett, Jr. hereinafter called the lessees, WITNESSETH:

THAT WHEREAS the parties hereto on the 7th day of October, 1907, duly made and entered into an agreement and lease of that certain property situate on the corner of Sixth and D Streets in the city of San Diego, and known as the Fletcher-Salmons Building; and

WHEREAS the parties hereto desire to modify in certain particulars hereinafter set out, the terms and conditions in said agreement and lease contained, and this agreement is to be treated as a supplemental agreement and lease heretofore made and entered into on the 7th day of October 1907; and

WHEREAS by the terms of said lease among other things therein set forth, the said Ed Fletcher and Frank A. Salmons, lessors in said lease, promised and agreed as follows; "Said lessors hereby agree and bind themselves to construct 2 (2) additional stories on said building, so as to make the said building 4 (4) stories in height, and to have the two (2) additional stories completed and ready for occupancy on the 1st day of October, 1909"; and

WHEREAS the parties to said contract and the parties to this agreement desire to modify said contract and lease as to the above quoted paragraph to the effect that the construction of the two additional stories on said building shall be constructed and ready for occupancy on the 1st day of October 1910 instead

of the 1st day of October 1909, and in certain other particulars hereinafter set forth.

NOW THEREFORE for and in consideration of the covenants and agreements herein contained, and by mutual consent of all the parties to said lease and agreement, the said paragraph is hereby modified and the duties of the said lessors as to the construction of said additional stories in said lease contained, shall be modified to the extent that the said lessors shall have an additional period of one year from and after the 1st day of October, 1909, to wit: to the 1st day of October, 1910 in which to construct the two additional stories on said building, so as to make the said building four stories in height instead of two stories, and to have said two additional stories completed and ready for occupancy on the 1st day of October, 1910.

And as further consideration for the extension of said time, the said Ed Fletcher and the said Frank A. Salmons, lessors, hereby promise and agreed to and with the said lessees herein, that they will deliver the store room named and referred in said original lease and agreement as the Randall Store, to the said lessees on the 1st day of January, 1909 or as soon thereafter as possible, and that they will in addition thereto assign the Robertson's lease to the said lessees on the 1st day of January, 1909 and that all rents and profits to be derived from the said Randall Store and the said assignment of the said Robertson's lease shall be owned by said lessees, and that the rent to be paid by the said lessees for the entire ground floor of said building shall be the sum of Seven Hundred Dollars (\$700) per month, on and after the 1st day of January, 1909.

It is further agreed on the part of the said lessors, that the said lessees shall take over the entire second floor of said building on and after the 1st day of October, 1909, and that said lessees shall pay an additional rental for said second floor of the sum of Five Hundred Dollars (\$500.00) per month. And

the said lessors hereby reserve and except from the terms of this lease, three rooms which are in said contract and lease dated the 7th day of October, 1907, reserved for the said lessors, and that they shall have the right to sublet said rooms or any of them for office purposes until such time as said lessees shall need said rooms in conjunction with the remainder of said second floor of said building at which time said lessors will in thirty days written notice vacate said rooms and accept in lieu of said three rooms that certain space on the ground floor on D Street now occupied by the entrance and stairway in said building, and will put in a stairway within said building to take the place of the present stairway.

That for and in consideration of the faithful performance by said lessors of the covenants and agreements herein contained, the said lessees hereby agree and promise to pay an additional rent to said lessors, to-wit; the sum of Seven Hundred (\$700) per month for the ground floor, and Five Hundred Dollars (500) per month for the second floor of said building as in this amended contract contained.

And as a further consideration for the covenants and agreements on the part of the said lessees, the said lessors hereby promise and agree to paint the court between that building known as the Thum Building, and the said Fletcher-Salmons Building, with at least three coats of white paint, and the said lessors further agree to cut down the iron shutters in said Fletcher-Salmons Building so that the same will be in perfect working order, if the said Barnett-Stine Company shall desire the same done. Said lessors further agree to take the iron piping and wiring out of the said Fletcher-Salmons Building between the store now occupied by said Barnett-Stine Company and store known as the Randall Store, and to box the same in birch boxes and place said boxes in some place in and about said premises where the same

will not interfere in any respect with the lessees, all of which the said lessors hereby promise to do when the said lessees shall have removed the partitions between the said store known as the Randall Store and the store now occupied by said Barnett-Stine Company.

It is hereby further agreed by and between the parties hereto that the said original lease of date October 7th, 1907 shall be and remain in full force and effect in each and every particular therein contained save as the same is modified by this agreement, and that this agreement shall be supplemental to and be read as a part of and taken in connection with said agreement and lease of date October 7th, 1907.

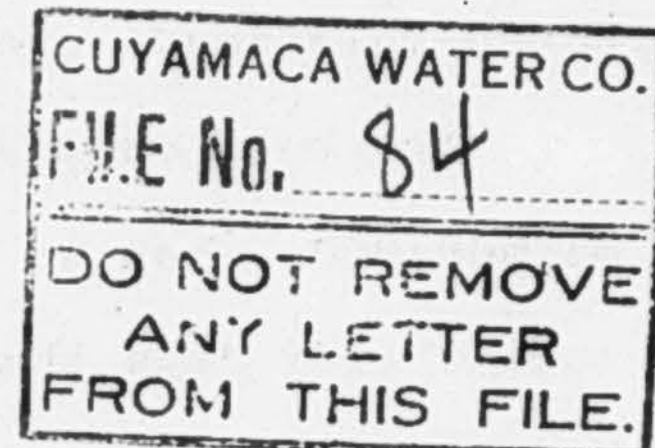
IN WITNESS WHEREOF the said lessors have hereunto set their hands and the said Barnett-Stine Company has caused this agreement to be executed in its corporate name by its officers thereunto duly authorized, and its corporate seal to be hereunto affixed, and the said Harry H. Stine and John Barnett, Jr. have hereunto set their hands and seal, the day and year in this agreement first above written.

SIGNED ED FLETCHER
FRANK A SALMONS
BARNETT-STINE CO.
Per HARRY H. STINE, PRES.
HARRY H. STINE
JOHN BARNETT, JR.

SEAL.

Feb. 23, 1916.

Mr. Frank A. Salmons,
Southern Title Bldg.,
San Diego, Calif.



Friend Salmons:

Enclosed find copy of bill just sent me by
Congressman Kettner.

Now, Salmons, the City of San Diego has not a dollar invested on the San Diego River. We have spent between \$500,000 and \$600,000 cash putting the Cuyamaca system in shape so that now it is taking care of the city's needs in addition to our regular consumers out there.

In addition, we have protected our water rights, by spending \$100,000 a year.

The city can't get any water out of the San Diego River from El Capitan at an expense of less than \$3,000,000. They admit it will cost them \$2,000,000.

If this bill goes through, it puts a cloud on all our property. It is not a square deal to a concern that has had the nerve to invest over \$750,000 in cash, and we have not even taken in operating expenses during all those years. And now this bill, in my opinion, is simply another attempt on the part of certain people to hinder, annoy and, if possible, cripple us in our water development. It is not made in good faith, for the city has not the money to do anything with, and it is simply another one of

those political moves to put the crimp in us.

You know as well as I that our bonding limit is only \$1,500,000, when we shall have voted this \$100,000 within the next thirty days that the city council has called an election for. You know it is going to take \$500,000 to rebuild Otay Dam. And, is it fair that the City should get a toe-hold on the San Diego River, simply to cloud our title, when they are not in financial position to do anything?

I sincerely hope that you will write Kettner a strong letter on this subject.

yours very truly,

F-S

Frank A. Salmons
"THE INSURANCE & BOND MAN"
SOUTHERN TITLE BLDG.
ON THE PLAZA
TELEPHONE: MAIN 244

REFERENCES:
FIRST NATIONAL BANK
UNITED STATES NATIONAL BANK

SAN DIEGO, CALIFORNIA April 7, 1920.

Ed Fletcher Co.,
920-8th St.,
San Diego, Calif.

Gentlemen:-

Attention: Mr. King, Engineering Dept.

This is to advise you that Mr. H.G.Fenton, Contractor, carries Compensation and Public Liability insurance with my office. This coverage is in the Aetna Life Insurance Company of Hartford, Conn.

Yours very truly,

Frank A. Salmons

MS

FIRE
BONDS
COMPENSATION
AUTOMOBILE
BURGLARY
PLATE GLASS
LIABILITY

FRANK A. SALMONS

B. J. SCHAEFER

COMBINATION RESIDENCE
LIFE
HEALTH AND
ACCIDENT
INLAND MARINE

Salmons & Schaefer

INSURANCE AND BONDS
1036 FOURTH STREET
GRANT HOTEL BLDG.
TELEPHONE, MAIN 0244

SAN DIEGO, CALIFORNIA.

PERSONAL

Oct. 14, 1926.

Col. Ed. Fletcher,
920-8th St.,
San Diego, Calif.

Dear Ed,-

Your letter of the 13th regarding the purchase of land at Eatonville has been received.

I would not care to sell at this time for \$800. per acre. Another thing, I would not care to sell for so small a cash payment as you mentioned.

I will take \$1000. an acre, 25% cash, balance 2 and 3 years, 7% interest, payable semi-annually.

I have asked for some figures on piping this land and if you will do the same I will greatly appreciate it, then we can compare the figures and see what will be the total cost. However if the same cannot be done for less than \$12,000.00 I do not care to do it at this time.

Yours very truly,

Frank A. Salmon

GAS:I

December 31, 1926.

Mr. Frank A. Salmon,
U. S. Grant Hotel Bldg.,
San Diego, Calif.

My dear Mr. Salmon:

Enclosed find easement over a part of the Eatonville lands, with letter of authorization to the Southern Title to sign same. Kindly sign the authorization and forward same to the Southern Title.

Yours very truly,

KLM

FIRE
BONDS
COMPENSATION
AUTOMOBILE
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SAN DIEGO, CALIFORNIA.

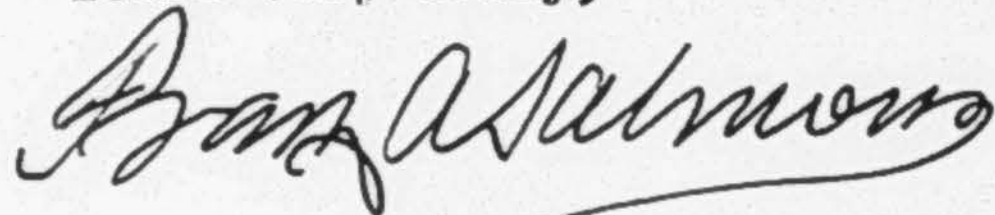
January 24, 1927.

Colonel Ed Fletcher,
920 - 8th Street,
San Diego, Calif.

Dear Ed:-

I was up to Eatonville yesterday afternoon and went over the property very carefully. I will sell to you my undivided one-half interest in the lands deeded to us by the South Coast Lands Company for \$25,000.00, \$5,000 cash, note mortgage for \$10,000, and secured notes for the additional \$10,000. I to pay second installment of the State and County taxes which are now due, you to pay taxes for 1927 and collect all rents for 1927 crops.

Yours very truly,



FAS/T

Mr. Frank Salmon
1036 Fourth St.
San Diego, Calif.

My dear Frank:

As Mrs. Fletcher is adverse to my going into debt any further, I will be willing to trade in the fifty foot lot next to Mrs. Waterman for your interest in the Grand-Shoulder properties.

I wish you would go ahead and divide up the sixty odd acres at Merle in two equal pieces and we can toss up and exchange deeds after I have approved it.

It is just possible I can still get Mrs. Fletcher to give her consent to the proposition, but the prospects are not very bright.

Yours very truly,

EF:EL

CALIFORNIA HIGHWAY ASSOCIATION

January 24, 1927

February 1, 1927

Mr. Frank Salmons
1036 Fourth Street
San Diego, Calif.

My dear Salmons:

Answering yours of January 24, on my return from a weeks trip in Arizona.

I am willing to sell my interest to you for \$25,000.00; \$5,000.00 cash and the mortgage for the \$20,000 payable \$10,000 in two years and \$10,000 more in five years.

If you are not interested, I will try and buy on this basis or else turn in real estate for part of it.

Regarding the beans, they are still in the warehouse in Oceanside and have not been sold.

We received from Mrs. McIntosh on January 29, \$875.00, of which half is yours, but the South Coast Land Company sent us a statement of taxes due. As soon as I can get out a statement, I will send you one.

We have leased the land for \$30.00 an acre for potatoes.

Yours very truly,

EF:EL

FIRE
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INSURANCE AND BONDS

1036 FOURTH STREET
GRANT HOTEL BLDG.

TELEPHONE, MAIN 0244

SAN DIEGO, CALIFORNIA.

February 2, 1927.

Col. Ed Fletcher,
920 - 8th Street,
San Diego, Calif.

Dear Ed:-

On my ride with you the other Sunday I tried to explain to you fully why I didn't care to buy any additional property, also why I was very anxious to get my affairs straightened out.

Therefore I am willing to accept your offer of \$25,000 for the undivided one-half interest in the land deeded to us by the South Coast Land Company, \$5,000 cash, balance of \$20,000 payable \$10,000 in two years and \$10,000 in five years.

Just as soon as you can have the necessary papers made out, Mrs. Salmons and I will sign them. This is on the terms that I spoke of in my letter of January 24th, I to pay one-half of the second installment of 1926 taxes, you to pay all taxes this year and have all rentals for this year.

Thank you for the information regarding Mrs. McIntosh. As soon as you get these statements out, wish you would send me copy of same.

Yours very truly,

Frank Salmons

FAS/T

February 4, 1927

Mr. Frank A. Salmons
1036 Fourth St.
San Diego, Calif.

My dear Salmons:

Answering yours of the second, I wrote you under date of the first that I would try and buy on the basis of your offer as long as you did not want to buy on the same price and terms, but for some reason or other Mrs. Fletcher is opposed to my buying another foot of land and I don't blame her in a way.

I would like to know if this proposition interests you. I will pay \$5,000 cash, \$10,000 on or before two years from date, six per cent interest, covering your half interest in the lands we acquired from the South Coast Land Company, roughly sixty-two acres, I believe, at Merle; also your interest in the Shoulder Grand property.

I will also give a grand deed to Lot D, Block 249. I paid \$4500 for this lot twelve years ago and with its interest and taxes, it stands me \$8500 today. This is the lot between the apartment house and Mrs. Wadham.

I will also give a grant deed to Lots E and F, Block 258, on the corner of Third and Ivy, 100 x 100. I paid \$3000 for Mr. Buxton's equity and have been paying for many years a mortgage, which I originally assumed, of \$3000 to William Kettner. With interest and taxes this property stands me now \$10,800.

I will pay all State and County Taxes for 1926 and 1927, you to pay the City Taxes due next June. I will furnish a certificate of title showing properties free and clear except as above stated, and except a small bond for paving on one of the properties, you to pay your share of the second installment of the 1926 State, County and District Taxes; I to have all rentals coming in this year from the Eatonville lands.

Will you let me know if this arrangement is satisfactory.

Yours very truly,

EF:EL

February 7, 1927.

Mr. Frank Salmons,
San Diego, Calif.

My dear Salmons:

Regarding your interest in the land recently partitioned with the South Coast Land Company 55 or 60 acres at Eatonville and your interest in the Sholder-Grande property, the purchase price is as follows - \$26,000.00 and a deed to Lot "D", Block 249 Horton's Addition, San Diego City, San Diego County, California, this being the total purchase price, payable as follows:

\$3500.00 cash and the deed to be given you at this time for Lot D, Block 249 Horton's Addition, you to give me a deed to your interest in the Sholder-Grande property.

I am also to give you a note for \$2500.00 payable on or before four months from date, bearing 6% interest, and give you a mortgage and note in the sum of \$20,000 payable on or before four (4) years from date, with 6% interest, with the Merle property as security, with a release clause in acre tracts that I can release at any time on the payment of \$1,000 an acre; and, if I decide to subdivide the land at Merle you will sign the papers allowing a re-subdivision of the property.

It is understood and agreed that I am to have this year's revenue from the rental for crop, that I am to pay the state and county and district taxes that are payable next fall, which become a lien this year and you are to pay the last half of the state and county and district taxes that were assessed in 1926 which go delinquent this spring.

Each party is to furnish to the other a certificate of title showing the property free and clear except as above stated. I am paying all of last year's taxes against Lot D Block 249 and you are assuming this year's taxes.

Yours truly,

Mr. Ed Fletcher: The above is accepted and I acknowledge receipt of \$3500.00.

January 11th,
1929

South Coast Land Company,
912 Garland Building,
Los Angeles, California.

Gentlemen:

Enclosed find check for \$280 to cover the first
installment on the Fletcher-Salmons Irrigation
District taxes.

Will you kindly send receipt and oblige.

Yours truly,

EF:AK

WM. G. KERCKHOFF, PRESIDENT
W. B. HOLMES, VICE-PRESIDENT
G. C. YOUNG, VICE-PRESIDENT
H. KRESSMANN, SEC'Y AND TREAS.
J. E. VOIGTS, ASST. SEC'Y AND TREAS.
WILBERT BURKERT, ASST. SECRETARY

BRANCH OFFICES
CARLSBAD
SOUTH COAST PARK
DEL MAR

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BUILDING - 740 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA
PHONE TRINITY 3161

DIRECTORS
WM. G. KERCKHOFF
W. B. HOLMES
G. C. YOUNG
H. KRESSMANN
W. T. HART

February 6th, 1929.

Fletcher-Salmons Investment Co.,
920 - 8th Street,
San Diego, California.

Gentlemen:-

Under date of November 23rd, 1927, we sent you our bill
covering State and County and Irrigation District taxes on the partner-
ship lands in Eatonville, and according to our records, on December
31st, 1927 we received payment of \$263.23 covering the first install-
ment of these taxes, and we are still carrying the second install-
ment as unpaid, this item having become mixed up with the various items
which were carried in our accounts, and which were under investigation.

If the above agrees with your records, will you kindly
see that we are reimbursed for \$263.23 covering second installment of
taxes as shown on attached copy of bill.

Very truly yours,

SOUTH COAST LAND COMPANY,

Wilbert Burkert

Assistant Secretary

WB:G.
Encl.



SAN DIEGO, CALIFORNIA.

March 27, 1929.

Ed Fletcher Company,
920 - 8th St.,
San Diego, Calif.

Gentlemen:- Attention: K. L. May

Your letter received, together with check
for \$43.39.

Wish you would give me a little more de-
tailed information on the \$131.61 for second payment
for 1927 taxes.

Also wish you would send me a map of
Avacado Acres #3. This is at the request of the
First National Bank.

FAS/T

Yours very truly,

Frank A. Salmon

All that real property in Lot Two (2), Section Four (4), Township
13 South, Range 4 West, S. B. M., County of San Diego, State of Calif-
ornia, more particularly described as follows:

Commencing at the Southwest corner of said Lot 2, said corner being
marked by a 4" x 4" concrete monument, thence along the South line of
said Lot 2 South 87° 11' 30" East 251.38 feet; thence leaving said South
line of Lot 2 North 6 45' West 330.56 feet; thence North 3 57' West
23.22 feet to the true point of beginning; thence continuing North 3
57' West 118.30 feet; thence South 87 11' 30" East 562.30 feet to the
intersection with the center line of Orpheus Avenue as shown on Map
No. 2019 on file in the office of the Recorder of San Diego County,
California; thence along the center line of said Orpheus Avenue South
1 57' 30" West 117.50 feet; thence leaving said center line of Orpheus
Avenue North 87 11' 30" West 550.12 feet to the true point of beginning.

ALSO commencing at the Southwest corner of said Lot 2, said corner
being marked by a 4" x 4" concrete monument, thence along the South
line of said Lot 2 South 87 11' 30" East 251.38 feet to the true point
of beginning; thence North 6 45' West 190 feet; thence South 87 11' 30"
East 526.45 feet to the intersection with the center line of Orpheus
Avenue as shown on Map 2019 on file in the office of the County Recorder
of San Diego County, California; thence along the center line of said
Orpheus Ave. South 1 57' 30" West 187.39 feet to an intersection
with the South line of aforesaid Lot 2; thence along the South line
of said Lot 2 North 87 11' 30" West 497.67 feet to the true point
of beginning.

[1930]

FRANK A. SALMONS AND HAZEL W. SALMONS

Husband and wife

Ten and no/100 - - - - -

ED FLETCHER and MARY C. B. FLETCHER

husband and wife as joint tenants

A portion of the Southeast Quarter of the Southwest Quarter, lying East of the East line of the Atchison, Topeka & Santa Fe Railway and a portion of the South Half of the Southeast Quarter, all being in Section 33, Township 12 South, Range 4 West, S. B. M. in the county of San Diego, State of California, according to the United States Survey, more particularly described as follows:

All that portion of said Southeast Quarter of Southwest Quarter and the South Half of the Southeast Quarter lying East of the Easterly boundary line of the right of way of the Atchison, Topeka & Santa Fe Railway Company, formerly the California Southern Railroad Company, according to the profile of its road approved by the Department of the Interior May 12, 1881, under the Act of Congress of March 3, 1875; and Northwesterly of a line described as follows: Commencing at a point of intersection of the Township line between Township 12 and 13 South, Range 4 West, S. B. M. with the said Easterly boundary line of the right of way of the Atchison, Topeka & Santa Fe Railway Company; thence North $15^{\circ} 43' 30''$ West 727.56 feet along said Easterly boundary line of said right of way to the point of intersection of said Easterly boundary line with the Southeasterly line of that certain County Road known as County Road Survey No. 346, being the true point of beginning; thence along a curve concave to the Southeast tangent to the last mentioned bearing, having a radius of 175 feet through an angle of $70^{\circ} 12'$ for a length of arc of 214.41 feet along the Southeasterly line of said County road; thence North $54^{\circ} 28' 30''$ East along the Southerly line of said County Road, 608.70 feet; thence along the Southerly line of said County road on a curve concave to the South, tangent to the last mentioned bearing, having a radius of 475 feet through an angle of $35^{\circ} 25'$ for a length of arc of 293.61 feet; thence North $89^{\circ} 55' 10''$ East along the Southerly line of said County road, 594.88 feet; thence North to the intersection with the North line of the South Half of said Southeast Quarter of Section 33, SUBJECT to existing easements.

Gr. 6.08
Det. 4.58

2.20
4.58

our

s

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June

30

CUYAMACA
SOLANA BEACH
FLETCHER HILLS
PINE HILLS
GROSSMONT
AVOCADO ACRES

Ed Fletcher Company
1020 NINTH STREET
SAN DIEGO, CALIFORNIA

March 30th, 1931.

Mr. Frank Salmons,
306 Bank of Italy Building,
San Diego, California.

My dear Frank:-

Answering yours of March 16th, I don't see why we should not let Beach go ahead and build the fence and give him the posts. They are no doubt fallen cedar logs.

The only thing I do insist on, and you should insist on, is that a competent engineer in whom you have confidence, determine the boundary lines and stake it out so that it is put on the red line.

I am returning papers.

Yours very truly,

Ed Fletcher

EF/RC

The Frank A. Salmons Store

ESTABLISHED 1895

GENERAL MERCHANDISE

PALA, CALIFORNIA

May - 12 - 1936 -

May 9, 1936

Mrs. Frank Salmons
Pala, California

My dear Mrs. Salmons:

Have you given an option yet to Ed Davis in writing for the sale of the 160 acres? Ed Jr. is going up there Tuesday to check over the location of the Springs and the boundaries.

Our 80 acres should sell for \$200.00 an acre. There is a big spring on the other 80 acres to the West. Why not ask \$200.00 an acre for the 80 acres and keep the other 80?

Did you give Davis a definite period of option. There seems to be some question regarding the boundaries, and it may be that some of the small houses now being built are on our property or very close to the line. Mr. Walter Whitcomb of the First National Bank was up there Wednesday and commencing to think we are selling too cheap.

Let me hear from you, please.

Sincerely yours,

EF/jv

Dear Mr. Fletcher; -
I did not give Mr. Davis an exclusive option. or a time option on the place -
If we can get \$200⁰⁰ an a for half of our 160 a I am all for it. We would then have 80 a left with good water and a possible advance in price. However if we could get \$200⁰⁰ for the 160 a now I think it would be advisable to sell -

In view of the fact that you got that road by Iron Springs for Mr. Davis & so we are willing to give him 5% Comm - I see no reason why he would not try to put the 80 a over at \$200⁰⁰

The Frank A. Salmons Store

ESTABLISHED 1895

GENERAL MERCHANDISE

PALA, CALIFORNIA

an A.
I am enclosing these old papers
that I found in Mr. Salmons's
files that are interesting -
With best regards -
Yours sincerely -
Hazel W. Salmons -

Shall I write Mr. Davis that
we have advanced the price
to \$200⁰⁰ - an A?

May 14, 1936

Mrs. Hazel Salmons
Pala, California

My dear Hazel:

Thanks for your letter of the 12th. I was up there Tues-
day, my son also, with a surveying crew to determine the boundaries.
I also saw Louis Salmons.

I do not think our proposition so hot after looking the
ground over, but Louis Salmons has seen Ed Davis. Ed Davis is work-
ing to have them buy the property and can do nothing until he brings
down two men to look the property over. My suggestion is that you
write the following letter to Ed Davis:

"My dear Mr. Davis:

Not having heard from you, any offer that I have made you
on the 160 acres at \$100. an acre is subject to previous
sale. Other parties are looking at the property, and a
surveying crew is in the field checking up on the water
supply and on the corners. We have definite information
that shows us four splendid springs of water, one very
large one on the west 80 acres. We might be able to sell
the west 80 acres to parties who wish to buy, and sell the
observatory people the other 80 acres adjoining Mr. Beach.
Don't you think we should get \$200. an acre the same as was
paid Mr. Beach for the 80 acres adjoining with the three
springs? Your commission in an event will be 5% but before
making any final commitment on the sale of this property,
please see me. Appreciating what you are doing for us in
the matter, I am.

If the above letter or a similar one is written to him,
it will put some pep into him and draw him out. I am satisfied we
have some splendid land for subdivision purposes, and are going to get
at least \$100. an acre on the whole for our property, if not more.

Sincerely yours,

F/jv

June 16, 1937.

Mrs. Hazel W. Salmons,
Pala, California.

My dear Mrs. Salmons:

Enclosed find copy of letter I have written Mr. Campbell for your information; also copy of letter from the First National Bank, which please treat confidential.

When I tell you that Mary is doing her own washing and ironing, and we have a \$25.00 a month man who looks after our house, does the dishes and takes care of the lawn, and the property belongs to Timken, all I am doing is paying the taxes, I am telling you what the real situation is.

This obligation will be paid at the earliest possible moment, but there is no land selling. If you think that you will be interested, I will try and get the Grossmont Park Company to trade the undivided one-half interest in the 160 acres on Palomar Mountain for the return of our notes. The property up on the mountain belongs to the children. They own all of the stock of the company, and I am willing to recommend this exchange to them if you want to consider it, in which case you are to deed your one-half interest in the Fletcher-Salmons property in A & I D No. 3 and the acreage adjoining to the East to them.

I am satisfied it is only a matter of time that the Palomar land is going to become very valuable property, with a paved road right to it. Let me know if you are interested, and I will take it up with the children.

Yours sincerely,

EF M

Pala July - 29 - 37 -

Dear Mr. Fletcher -

Will you kindly send me a legal description of all lands that we own together - kindest regards -

Yours sincerely -
Hazel W. Salmons

September 22, 1937

Mrs. Frank Salmons
Pala, California

My dear Mrs. Salmons:

I am sorry for the delay but everyone has been having a vacation. I am enclosing a map showing the real situation.

Mrs. Fletcher and I bought out Frank's half interest in the property marked in blue - Lots #1, 15, 16, 17, 19, 23, part of 25, all of 26, 27, part of 28, part of 29 and all of 33 and 34 in Avocado Acres #3. This land originally cost us \$100.00 an acre and I bought it on the basis of \$1,000. The depression came and I could not sell anything.

The property that is left in joint ownership is enclosed in yellow - Lot #9 and 17, Section 33, practically all of it is in the slough and only worth about \$15.00 an acre.

Regarding the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the northerly portion of that is in the slough and the balance is low valley land, too cold for citrus and good only for beans or deciduous fruit. The same is true of Lot 2, approximately 35 acres, excepting a little strip along the road.

In Lot 2, those parcels marked in red have been sold under an agreement with Frank whereby his half-interest was released on the basis of \$400.00 an acre, although I asked for \$300.00. This was way back in 1929 and 30 before the depression.

Mrs. Fletcher and I deeded our half-interest in this property on September 14, 1931 and is owned by the Morse Construction Company. The Morse Construction Company will be glad to sell Lot 9 and 17 (40 or 50 acres in the slough) their half-interest at the rate of \$15.00 an acre, and will sell the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, and Lot 2 in Section 4 at \$100.00 an acre - whoever buying to clean up the taxes which are delinquent for five years or more.

If you will give us back our note that Mary and I signed, we will give you a deed, not alone to the property which we bought from Frank, but a deed also to the ^{other} half-interest which was not mortgaged. Frank got his money back and over \$50,000 in profit on this deal - I made it and lost it and then some by hanging on and trying to develop it. I was paying at the rate of \$400.00 an acre

-2-

Mrs. Frank Salmons:

for releases on small pieces of the land east of the highway in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Lot 2 of Section 4.

If you want us to help sell this last mentioned property on a basis of \$200.00 an acre, on release, net to you, we will make an extra effort to sell some of this property and possibly can do it, but there is a large accumulation of Irrigation District and State and County taxes and we can be foreclosed at any time by the District - the taxes not having been paid for five years.

Regarding the Burgess' property on Palomar, if you will let us know what taxes you have paid on that property, we will let you know what we paid on ours and get the adjustment made.

Referring to the property in red in Avocado Acres #3, this has been released and I paid Frank \$1,000 an acre, on an average, for the release as to his ownership. This also applies to the 4.58 acres in the NW corner - we paid at the rate of \$400.00 an acre for the releases in Lot 2 as shown in red.

With kind personal regards,

Sincerely yours,

EF/jv
Enclosure

CC-J.S.Campbell,
721 First Natl.Bk.Bldg., S.D.

September 22, 1937

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Pala, California

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Enclosure

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September 30, 1937

Mrs. Hazel Salmons
Pala, California

My dear Mrs. Salmons:

Confirming telephone conversation, Lot #1 in Avocado Acres #3 north of the road going up the La Costa slough, there are no improvements on it - it touches on to the slough, is the coldest piece of property we have, having planted an acre of avocados on the property which were frozen and abandoned. I believe there are five or six years taxes also against it both Irrigation District and State and County.

The sale in question has not been consummated yet and may blow up but if it is consummated, the Bank will be paid \$600.00 net. The valuable property for residential purposes is on the hill as soon as we can clean up the Mattoon Act. It embraces three acres.

Regarding the Palomar Mountain property which Mary and I gave the children many years ago, if I cannot succeed in selling it through Robinson to the Observatory people, I am willing to recommend to the children the price that you put on the property and put it out among the Agents. If I sell it for the children and for you, I do not care for any commission.

With kind regards,

Sincerely yours,

EF/jv

• 1950-1951

October 8, 1937. ✓

Mr. Wm. Lavery
First National Trust & Savings Bank
San Diego, California.

My dear Lavery:

Enclosed find check for \$600.00 for a complete
release from the mortgage of Lot One (1), Avocado Acres No. 3,
San Diego County, California, all as per agreement with Mrs.
Salmons and the bank.

Please deliver to Miss Weitekamp a Partial
Release from the mortgage and oblige

Yours sincerely,

EF M

October 9, 1937

Mrs. Frank Salmons
Pala, California

My dear Mr. Salmons:

What do you think is the value of the Ed Fletcher
Jr. Mine, also my interest in the Buster Brown Mine?
Would you consider buying same and applying it on the ob-
ligation if I can get the children to agree - what chance
is there of selling it out? I would appreciate your early
reply in the matter.

We closed the deal relative to Lot 1, Avocado
Acres #3 today and paid in \$600.00. There is over \$500.00
delinquent State and County and District taxes to take
care of also.

Kindest regards,

Sincerely yours,

EF/jv

Pala, San Diego Co., Calif -
Oct-12-1937

Mr. Ed Fletcher -
San Diego Calif -

Dear Mr. Fletcher -

I have no idea of the value of the Ed Fletcher mine or of your interest in the Buster Brown. I understand that the Stewart mine has contracted to sell 30 tons of Lithia and as soon as they commence operations I believe it will create a market for other mines in that vicinity. I would not consider buying your mines and applying on your note to me.

With kindest regards -
Sincerely yours -
Hazel W. Salmons

October 13, 1937.

Mrs. Hazel Salmons
Pala, California.

My dear Mrs. Salmons:

Enclosed find check for \$110.83 being one-half the receipts from beans off of the Eastonville land, leased on crop rental.

| | | |
|-------------------------------------|-----------------------------|--------------|
| Rental 46 sacks | Recleaned expense | \$16.10 |
| 45 sacks recleaned beans at \$5.02½ | | \$226.12 |
| Less cleaning expense | | <u>16.10</u> |
| | | \$210.02 |
| Plus credit 1 1/3 ton bean straw | | |
| at \$3.00 per ton | | 10.65 |
| 100 lbs. culls | | <u>1.00</u> |
| | | \$221.67 |

1/2 Salmons \$110.83

We have made another lease at the same rental to the same man for next year.

Yours sincerely,

M

November 3, 1937.

Mrs. Hazel K. Salmons
Pala, California.

My dear Mrs. Salmons:

Held in our joint ownership there are about 30 or 40 acres east of Avocado Acres No. 3 that cost us \$25.00 per acre, and 40 acres that are down in the slough that cost us \$5.00 per acre.

Before Frank passed away he authorized me to sell it and he was to get at the rate of \$200.00 an acre. Later we verbally had an understanding at \$150.00 an acre. There are two acres that I am willing to take over and pay you at the rate of \$150.00 an acre for your one-half interest and clean up the taxes.

Enclosed find deed which you can sign if this arrangement is agreeable and I will send you a check for same. This is acreage property, not in Avocado Acres No. 3 and has never been subdivided. I sent you a map showing its location sometime ago and am enclosing sketch of the two acres I have inference to as described in the deed.

With kind regards, I am

Sincerely yours,

EF M

HAZEL K. SALMONS, a widow

An und-1/2 Int.

Ten and no/100 - - - - -

ED FLETCHER CO., a corporation

All that portion of Lot Two (2), Section Four (4), Township 13 South, Range 4 West, S. B.M., in the County of San Diego, State of California, more particularly described as follows:

Commencing at the Southwest corner of said Lot 2, said corner being marked by a 4 inch x 4 inch concrete monument, thence along the South line of said Lot 2 South 87 deg. 11' 30" East 251.38 feet; thence North 6° 45' West 190 feet to the true point of beginning; thence North 6° 45' West 140.56 feet; thence North 3° 57' West 23.22 feet to the Southwest corner of that certain land conveyed to L. G. Wilde, a married man by deed dated November 7, 1932 and recorded November 16, 1932 in Book 169, Page 353 of Official Records; thence South 87° 11' East along the South line of the land so conveyed to Wilde a distance of 550.12 feet to the center line of Orpheus Avenue; thence South 1° 57' 30" West along the center line of said Orpheus Avenue 161.70 feet; thence North 87° 11' 30" West 526.45 feet to the true point of beginning.

my

19th

November

7

All that portion of Lot 2, Section 4, Township 13 South, Range 4 West,
S. B. M. in the County of San Diego, State of California, more particularly
described as follows:

Commencing at the Southwest corner of said Lot 2, said corner
being marked by a 4 inch x 4 inch concrete monument, thence along the
South line of said Lot 2 South 87° 11' 30" East 251.38 feet; thence North
6° 45' West 190 feet to the true point of beginning; thence North
6° 45' West 140.56 feet; thence North 3° 57' West 23.22 feet to the
southwest corner of that certain land conveyed to L. G. Wilde, a married
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~~distance of 550.12 feet to the center line of~~ South line of the land so conveyed
to Wilde a distance of 550.12 feet to the center line of Prpheus
Avenue; thence South 1° 57' 30" West along the center line of said Orpheus
Ave. 161.70 feet; ~~thence North 87° 11' 30" East~~; thence North 87° 11' 30"
West 526.45 feet to the true point of beginning.
~~thence North 87° 11' 30" West along the North line of land so~~

Pala-Calif. Nov-5-37-

Mr. Ed Fletcher -
San Diego Calif -

Dear Mr. Fletcher -

I have been waiting to hear
from you regarding the Conference
you had in Los Angeles, for the
sale of the land adjoining
the Observatory -
Evidently the Observatory people
do not want this land so
I am in favour of putting
it in the hands of all
agents to sell -
Kindly let me hear from you -
Yours truly
Hazel W. Johnson -

November 6, 1937

Mrs. Hazel W. Salmons
Pala, California

My dear Mrs. Salmons:

Answering yours of the 5th, I have no objection to and have had no objection to your putting the property in the hands of any Real Estate Agent.

I have spent over \$100 chasing up to see Captain McDougal at Palomar and twice to Los Angeles to see Mr. Millikan personally and Mr. Henry Robinson. It centered in Henry Robinson having the final authority, he stood me off for two weeks, then took sick and died and was buried last week. I will now find out from Mr. Millikan who is the next party in authority to see.

With kindest regards,

Sincerely yours,

EF/jv

Pala - Nov - 23 - '37

Mr. Ed Fletcher -
San Diego - Calif.

Dear Mr. Fletcher -

I have your letter regarding the sale of the two acres you wish to buy - I am going down shortly and look the property over and will then be in a position to reply to your proposition -

Yours sincerely
Hazel W. Salmons

November 27, 1937

Mrs. Hazel W. Salmons
Pala, California

My dear Mrs. Salmons:

Answering yours of the 23rd, ~~May~~ I meet you on the ground and will you let me know the day and hour?

I had a written agreement with Frank to release any acreage at \$200. an acre. A neighbor out there wanted to have some work and thought he could make some money, so I let him set some avocados out on two acres. He has run up a bill of over \$1800 for the care of the trees, the property would not sell today for \$1800 and I have stopped him from taking care of the trees, and will let them die as avocados are not worth anything and the First National Bank will not allow a dollar credit for anything planted to avocados up that way - the only assessed the value of the bare land. I would like this released.

I have one or two suggestions to make, and will be glad to meet you up there any day next week that is agreeable.

With kindest regards,

Sincerely yours,

EF/jv

December 2, 1937

Mrs. Hazel Salmons
Pala, California

My dear Mrs. Salmons:

I have a party who wants to buy a lithium mine, they are responsible people.

Have you any lithium in any of your mines, if not, do you know of anyone who owns a lithium mine up there and who cares to sell? If so, please put me in touch with them and oblige me.

With kind regards,

Sincerely yours,

EF/jv

December 8, 1937

Mrs. Hazel Salmons
Pala, California

My dear Mrs. Salmons:

Enclosed find copy of letter that I have written
Mr. Serge E. Denther, 1028-22nd Street, San Diego, in
answer to his letter of November 30th which I am enclosing.

With kind regards,

Sincerely yours,

EF/jv
Encl.

Pala - Dec - 3 - 1937 -

Dear Mr. Fletcher -

On my way home from San Diego
where I went for Thanksgiving
I stopped in Encinitas and
Mr. Franklin kindly showed
me the 2 a - that you wish
to buy - I found your letter
asking me to meet you
when I arrived here -

I think the property is
very slightly for building
purposes. Finally let me
know what my part of
the taxes are.
I listed the Palomar property
with Mr. Franklin on the
last year we agreed on
\$200.00 for 80 a - adjoining

the Observatory and 50⁰⁰
an A- for the other
\$80⁰⁰ - If this is not
agreeable to you kindly
let me know -

Yours sincerely -
Hazel W. Sabrows -

I will be glad to meet you in
Leucadia any time you
desire -

Pala Dec. 3 - 1937 -

Dear Mr. Fletcher

Mrs. Brown was just in and
says a friend of theirs wishes
to buy some of our land.
She seems to be under the
impression that we have no
springs on the property and
from her conversation I judge
that they expect to get it for
a song - We might agree on
a price for some of it and
make them an offer -

Yours truly -
Hazel W. Sabrows -

December 6, 1937

Mrs. Hazel Salmons
Pala, California

My dear Mrs. Salmons:

Answering yours of the 3rd regarding the two acres planted to Avocados, the whole history of these two acres is as follows:

At a time when I had a written agreement with Frank to release any of that land at \$200.00 an acre (Frank owning half interest) the adjacent property owner owed us about \$2,000 and could not pay. Rather than foreclose on him, he made this proposition: that he would plant the adjoining two acres (in which Frank and you owned a half interest) to avocados, would take care of them and apply it on account. At that time, I explained the matter to Frank and told him I did not even have the \$200.00 to pay for the release of the two acres, and he told me to go ahead and pay for it as and when the property was sold. Therefore I let this neighbor look after the care of the property, put in water pipes, cleared the land from brush, and his labor account has run up to over \$1600 in the care of the two acres.

Today I cannot sell the two acres for anywhere near the labor cost in caring for the trees and I never had an offer on the property. Over half the avocado trees were frosted badly, and I have never had a dollar from the sale of the fruit. In the meantime, the man has had a credit of \$1600 for the care of the place, no taxes have been paid on any of the property since 1931, and the property has been sold to the State, and the Irrigation District have taken a deed to the property.

My offer was to pay you \$250.00, get a deed to the property and settle up all the back taxes and try and save something out of the wreck. I have instructed the man looking after the place not to spend another dollar on the property, in fact, I have dug out over 100 acres of avocados that were five and six years old in the San Dieguito Irrigation District around Encinitas in the last two years. The First National Bank will not allow a dollar credit for property planted to avocados, and last week the First National Bank gave a release on two acres adjoining on which there is not alone an avocado grove but a house.

The 30 or 40 acres that we own there outside of the slough cannot be sold today at \$50.00 an acre and the taxes against same must be at least \$50.00 an acre. The 40 odd acres in the slough and north of the highway, are not worth \$5.00 an acre. Let us get

[illegible]

together and divide our interests and try to save something out of the wreck.

It may be more agreeable to you that we also divide up the Palomar Mountain property and each handle it on our own. What is your pleasure in the matter and what are you going to do about the two acres? May I have a reply by return mail please.

McDowell any day. The rest of them can't do it. I'm
sorry. I've been thinking about you a lot lately.
With kindest regards from all of us. I hope
you're doing well. Love,
Sincerely yours,
[Signature]

EF/jv

● 2007 年 12 月 1 日

65757 007101075
100 00000 00000000

Calva - Dec - 10 - 1937 -

Dear Mr. Fletcher, -

I am willing to take \$200⁰⁰ an A. net for the 2 A. described in the deed you sent me.

I am afraid I do not understand about my part of the taxes on our holdings. I have a statement from your firm dated Dec 4-'33 in which on our joint holdings the state & county taxes amounted to \$130.84. I realize that I have not paid my part but am willing to and have written several times and asked for the amount.

Don't you think it would be a good idea to ask the telescope people \$125⁰⁰ an A. provided they took the entire 160 A. which would net us each \$10000⁰⁰. They

need our springs for the future
and should own it -
I am working on a deal to
sell all of my mines and if
it looks like a go I would
be glad to include the "Buster
Brown" & "Ed Fletcher Jr." if your
price is reasonable - I do not
want commission. I own
an interest in "Buster Brown"
and whatever price you put
on it is agreeable to me -
these people want the by
products & not the gums -
Sincerely
Hazel Salmons

December 11, 1937

717031

Mrs. Hazel Salmons
Pala, California

My dear Mrs. Salmons:

Thanks for yours of the 10th. I am enclosing deed
to the two acres in which you own a half-interest. This
means that you own an acre of ground, and I am also enclosing
check for \$200.

Regarding taxes: neither of us have paid and I can-
not pay now. I have turned your letter over to our Bookkeeper
and you will hear from her later in answer to your questions.

The Grossmont Park Company will take \$125.00 an acre
for the 160 acres if you agree to it.

Regarding our Mines, for heaven sakes sell ours too
and let me know what you think is reasonable - you have a
better idea than we have, and would love to have you sell some
for us.

With kind personal regards,

Sincerely yours,

EF/jv
Encl.

Pala Dec-15-1937

Dear Mr. Fletcher -
I am enclosing the deed to Lot-2 - Sec
4 - Township 9S Range 4 West - S.B.M.
Since we are both willing to take
\$125⁰⁰ an A; \$2000⁰⁰ net for the
Palomar land I think the Telescope
people might buy it. Of course,
this offer is for the entire 160 A -
at that price. Shall I write them
or will you? No commissions to be paid by either.
The men have gone over all the
mines and taken samples and I
expect to hear from them in a
few days - If I sell I will include
you at a price agreeable to
you, if agreeable to buy - Cordially
Hazel W. Salmons

I acknowledge her deed. Shall we record it? You should
have certificate to be safe.

December 17, 1937

Mrs. Hazel W. Salmons
Pala, California

My dear Mrs. Salmons:

Thanks for your letter of the 15th. I acknowledge receipt of the deed. Before you wrote me I had already taken the matter up again with Mr. Henry O'Melveny. Since Mr. Robinson's death, Henry O'Melveny is handling the financing for the Observatory site. My suggestion is that you personally write Henry O'Melveny as you know him and tell him you need the money. The children need the money in the worst way as they have paid none of their taxes and this property on the mountain has been theirs since 1928. I only own one share of the stock in the Company. Things are in a devil of a fix when we cannot even dig up enough money to pay taxes.

What are we going to do about that acreage east of Avocado Acres #57. Mr. Franklin said that you and someone else were up there looking the property over and getting values. The 40 or 50 acres in the slough north of the highway is not in the Irrigation District, and there are 6 or 8 years delinquent taxes on the rest of it. Now that you have seen the property, what is your opinion as to the value and what price do you want to put on it? Would you consider a trade? If our children are quieted, it would only be to extinguish it and take it out of the District and let it apply on other taxes.

I do not consider the land in the slough worth to exceed \$5.00 or \$10.00 an acre - that is what the Carlsbad slough sold for some little time ago.

Give me some idea of what price you are asking for the tourmaline mines or what you think you can get for same and oblige me.

With kind personal regards,

Sincerely yours,

EF/jv

December 14, 1939

First National Trust & Savings Bank
San Diego, California.

Attention Mr. Russell Adams:

Gentlemen:

Answering your telephone call, will say I can pay absolutely nothing on the Salmons mortgage. You know the hell I have been thru. Your bank took over a deed to our property, and they they very kindly offered to take 50 cents on the dollar rather than take the property, something like \$100,000, I believe, it was out of the question. Just so the Bank of America has taken the property they had as security and gave us back our notes. ✓

If it had been money borrowed from Frank Salmons I would sell my shirt to raise the money but it is a case where I got Frank to join in with me as partners and we bought the land for \$100 an acre. We sold 15 or 20 acres of it for \$1250.00 an acre on the coast and I paid Frank \$1000 an acre. It is true we held it for 8 or 9 years but the total cost per acre, including interest and taxes, does not exceed \$200 an acre.

In the meantime I planted 20 acres of avocados on the property that cost me \$1000 an acre. Frank did not put up a nickel of it, then we had to chop them out and the land is all in a Mattoon Act. Salmons approved and signed the improvements and subdivision plans.

Nearly all of this indebtedness has been paid off and now with a 10 year old depression, Mattoon Act, loss of every foot of property having been taken away from us by the banks (thank God they gave us back our notes without a deficiency) I do feel that an adjustment should be made. We have no money but we have some property that we might clear the taxes on and deed it to Mrs. Salmons in cancellation of the debt. I will take the matter up with the children as they are the ones who own the property. They have one or two lots in town that are clear and we might clear the title to some Oceanside property if Mrs. Salmons will take same, altho the taxes are delinquent 8 or 10 years on the property there.

As you know there is a \$150,000 suit against us which goes to trial next Monday, which Mrs. Fletcher and I cannot pay, or any part of it, and unless some kind of a compromise is made we will have

for excess \$500 in sale.
 Since the first case has sale' instructions included and fixed' does
 cover and I have blank \$1000 in sale'. It is also as note to lot 8 of
 in sale'. As note to of 30 sales of 12 lot \$1000.00 in sale on the
 lot¹ so form in after we as include and as return the land lot \$100
 month with it. until so later the small one to is a case where I for
 it is had been money returned from blank returns I

[illegible]

RECEIVED BY: UNIVERSITY OF ALABAMA

SEN. RICHARD S. STROM
ILLINOIS SENATE, CHAMBERS OF SENATE
SPRINGFIELD, ILLINOIS 62762

העשרת י"ב י"ג

Mrs. Frank A. Salmons
Pala, California.

Russell Adams of the First National Bank jumped me about some money on your obligation. It is absolutely out of the question. I do not know which way to turn for ready money. The only thing we can do is to get the children to make some kind of a trade. They have no money. They are all on their own, taking care of their families - we have 14 grandchildren now and three more expected in the spring-and they are all having a hard time to make both ends meet. The only income I have is what commissions I can make on real estate business.

By the way, Virginia is going to have a baby in April. Willis' wife, Jane Cotton will have one in February and Steve's wife, Louise Whitney, in March.

I am mightily well battered but still in the ring. It has been a very trying year. I hope all goes well with you and yours. If it were not for my political activities and change of scenery and interests I would have gone crazy the last three or four years. But my chin is out and I am going strong 100%.

Wishing you and yours the Compliments of the Season,

Yours very sincerely m

P. S. I am enclosing copy of the letter I have written Russell Adams.
E.F.

The Frank A. Salmons Store

ESTABLISHED 1895

GENERAL MERCHANDISE

PALA, CALIFORNIA

Dec-20-'39

March 11, 1940

Mrs. Frank Salmons,
Pala, California.

My dear Mrs. Salmons;

George Mendenhall promised me personally, in the presence of Mrs. Fletcher and others, that if we would waive our rights to the old road going into the 160 acres on Palomar adjoining the observatory, that he would give us a deed to a small piece of land that the Mendenhalls own, 60 feet wide and about 200 feet long, from the present county highway to our south line, adjoining the acre owned by the U. S. Government known as the forestry station. I have sent him a deed, written several letters and received no reply.

I have agreed on behalf of you and the children that he would be under no expense, that the road would be built in a proper manner satisfactory to the county and made a county highway.

As you are interested in this property as much as the children, I hope if you care to that you will take the matter up with Mr. Mendenhall and find out what the hitch is.

Anything you can do to expedite matters will be greatly appreciated.

Yours sincerely,

EF M

Dear Mr. Fletcher -
I have a letter from the First National Bank notifying me that they hold as collateral security a trust deed of yours & Mrs. Fletcher and asking if I was going to foreclose.
Your letter saying you are willing to convey clear property in lieu of this note received -
Before making any decision I will have to know what these properties are and of course submit same to bank -
With kindest regards -
Yours truly -
Hazel W. Salmons

HIGGS, FLETCHER AND GLEN
ATTORNEYS AT LAW
SUITE 720 BANK OF AMERICA BLDG.
SAN DIEGO, CALIFORNIA
TELEPHONE MAIN 4119

November 13, 1941

March 11, 1940

Mrs. Frank Salmons,
Pala, California.

My dear Mrs. Salmons:

I have checked up and found out that every piece of property under the mortgage to Frank, which the First National Bank holds, is in the Mattoon Act, and I could not sell a lot and furnish a clear title by the title company unless I paid 3 years delinquent taxes and \$30,000 or more as well for the bond issue. The encumbrance is a lien on all of the property. Neither can I pay the state and county taxes under the law unless I pay the Mattoon Act taxes, and the property is not worth today 50 percent of the Mattoon Act taxes alone.

The lots that are in the Mattoon Act, and that are still under the mortgage to you are as follows:

Lots 15, 16, 17, 19, 23, South 1/2 Lot 25,

Lots 26, 27, North 1/2 Lot 28, South 1/2 Lot 29

Logs 33 and 34, Avocado Acres, No. 3.

You have a map and can check up. I am sorry but the situation at the present time is hopeless. There is a solution coming, however, and a settlement. I expect to have the bondholders accept something like 15 or 25 cents on the dollar for the bonds and the irrigation district and county each take only a small percentage of their delinquent taxes and clean the thing up so that there will still be an equity.

The banks and the Thums have taken away every piece of property that Mary and I own and any money that is coming to you must come from the property as and when we clear it up. I am going to stay with it to a finish and hope in the near future to make some kind of a deal whereby we can put everything in escrow, give us a chance to sell and release lot by lot as we sell, and save something out of the wreck.

Yours sincerely,

Senator Ed Fletcher
1020 Ninth
San Diego, California

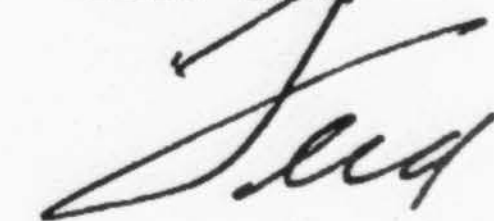
Re: Salmons deed of trust

Dear Dad:

I have before me your letter requesting an opinion as to whether there is any personal liability on you and Mother on the Salmons deed of trust.

On the basis of the correspondence which has been furnished to me I am satisfied that within the last four years you have not made any written promises to pay the obligation. It is true that in numerous letters you have acknowledged the obligation, but have specifically stated that you could not pay it. It is therefore my opinion that your personal liability on the Salmons note has been barred by the Statute of Limitations, and that their only recourse would be to sell the land under deed of trust.

Your son,



FTF:mj

Joseph S. Campbell
Attorney and Counselor at Law
First National Building
San Diego, California
Main 0548

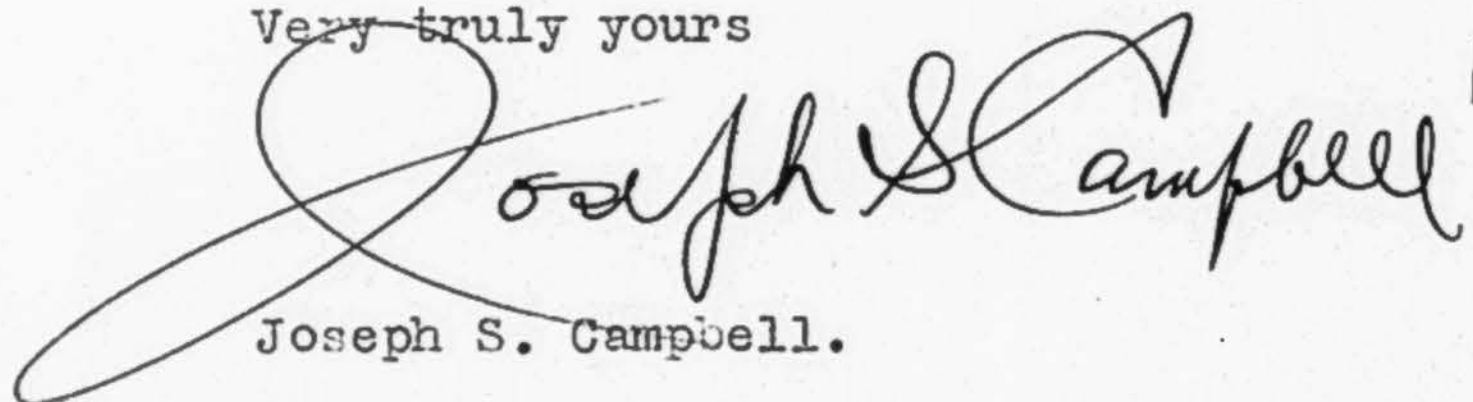
December 30th, 1941.

Mr. Ed Fletcher
1018 Ninth Street
San Diego
California

Dear Sir:

I have received a letter from Mrs. Hazel W. Salmons in which she declines to accept your proposition. She insists that you clear the property and deed her your part before she will give you a release on your note with the bank.

Very truly yours


Joseph S. Campbell.

JSC
Mc

May 29, 1942

Mr. Joseph S. Campbell,
First National Bank Building,
San Diego, California.

My dear Mr. Campbell:

Enclosed find copy of letter I have written Mrs.

Salmons, for your information.

It seems absolutely ridiculous that this property, with the improvements, can get a settlement so small that it cannot be sold at a nominal figure over and above the assessments, or settlement, but this world wide situation makes everything a gamble and I am completely smothered to my neck on problems similar to this.

With kind regards, I am

Yours sincerely,

EF M

May 29, 1942.

Mrs. Frank Salmons,
Pala, California.

My dear Mrs. Salmons:

Enclosed find quitclaim deed to you from Mary and myself,
covering the following described property:

Lots 15, 16, 17, 19, 23, portion of Lot 25, all of
Lots 26 and 27, portion of Lot 28, portion of Lot 29 and all
of Lots 33 and 34 of Avocado Acres No. 3.

The Irrigation District is forcing the issue and
demanding that something be done. The requirements to redeem the property
in the Mattoon settlement and to make the property free and clear of all
encumbrances amounts to a sum of \$2992.49, plus \$124.53 interest, so
I have been informed by the District's attorney, Mr. Myers, or a
total of \$3117.02.

That amount hardly represents the state and county
and irrigation district taxes for the last nine years. It means in
effect that the improvement of paving and cast iron water mains benefit-
ing the above described property in the sum of nearly \$12,000 is donated
in the final settlement.

I am sorry that conditions over which we have no
control has brought on a financial problem that is impossible for us to
meet and I thought the only decent thing to do was to deed you our
equity and let you handle the matter as you see fit.

If there are any other papers to be signed in
connection with this matter or the trust deed let me know and we will
be glad to sign them.

Yours sincerely,

EF M

ED FLETCHER and MARY C. B. FLETCHER, husband and wife, and ED FLETCHER COMPANY,

California

City of San Diego

San Diego

California

Ten and no/100 - - - - -

HAZEL W. SALMONS

Lots 15, 16, 17, 19, 23, a portion of Lot 25, all of Lots 26 and 27, a portion of
Lot 28, a portion of Lot 29 and all of Lots 33 and 34 of Avocado Acres No. 3, in
the County of San Diego, State of California, according to the Map thereof No.
2063, filed in the office of the Recorder of said San Diego County October 3, 1927.

Said portion of said Lot 25 being all of said Lot EXCEPTING that portion con-
veyed to Ed Fletcher by deed dated November 7, 1930 and recorded in Book 1836 page
165 of Deeds, records of said San Diego County, said excepted portion being more
particularly described as follows:

Beginning at the Northwestern corner of said Lot 25; thence Southerly along
the Westerly line of said Lot, 83.5 feet; thence Easterly along a line parallel with
the Northerly line of said Lot to a point on the Easterly line thereof; thence
Northerly along the Easterly line of said Lot to the Northeast corner of said
Lot 25; thence Westerly along the Northerly line of said Lot to the Northwestern
corner and the point of beginning.

The above mentioned portion of said Lot 28 being described as follows: Beginning
at the Northwestern corner of said Lot 28; thence Southerly along the Westerly line
of said Lot, 83.5 feet; thence Easterly along a line parallel with the Northerly
line of said Lot to a point on the Easterly line of said Lot; thence Northerly along
said Easterly line of said Lot to the Northeast corner thereof; thence Westerly
along the Northerly line of said Lot to the Northwestern corner thereof, being
the point of beginning.

The above mentioned portion of said Lot 29 being all of said Lot EXCEPTING
that portion conveyed to Ed Fletcher and wife by deed dated August 19, 1931 and
recorded in Book 14, page 415 of the Official Records of San Diego County, said
excepted portion being more particularly described as follows: Beginning at the
Northwestern corner of said Lot 29; thence Southerly along the Westerly line of
said Lot 125.25 feet; thence Easterly along a line parallel with the Northerly line
of said Lot to a point on the Easterly line thereof; thence Northerly along said
Easterly line of said Lot 29 to the Northeast corner of said Lot; thence Westerly
along the Northerly line of said Lot to Northwestern corner being point of beginning.
her

29th

May

Forty-two (1942)

ED FLETCHER COMPANY

(checked with Lily)

September 14, 1942.

Mrs. Frank Salmons,
Pala, California.

My dear Lady:

After consulting with Mr. Joe Campbell our attorney and your attorney, we made the final offer today i.e. that we would give them a deed to the property, that we would have two years in which to redeem the property at the prices fixed, in Avocado Acres No. 3 and that we would put up the first year's taxes and agree to pay the second year's hoping that we can sell the property within the two year period and save something out of the wreck, otherwise kiss it all good-bye. I am willing to advance the money for taxes for two years on your property as well. I don't know whether it will be accepted or not, will know in two or three days.

The District Bond Company have been insisting that we sign a contract which is binding and which our state would have to pay in case of our death. I could not advise you to sign any such contract and neither will I let the children do it. It runs up into too much money. I am sure you understand.

If they will give us two years' option then we could go out and work like the devil and try to sell the property, otherwise kiss it good-bye two years from now. Will let you know what the final answer is.

Enclosed find legal opinion that I think you will be interested in reading if you haven't heretofore. Thanks kindly for the splendid vote I got at Pala at the primaries.

I flew East at Gene's request to bid him good bye before he went across the waters with his squadron. Thank the Lord his mother was not there to bid him good bye. It's pretty tough and with two more on their way soon.

Sincerely Yours,

EF/LK
Encl.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN DIEGO

No. 20514

Dept. Six

In the Matter of the Estate

of

FRANK A. SALMONS,

Deceased.

ASSIGNMENT OF INTERESTS IN CLAIM OF
THE FIRST NATIONAL TRUST AND SAVINGS BANK OF SAN DIEGO,
A NATIONAL BANKING ASSOCIATION

For valuable consideration to it paid by Ed Fletcher Company, a California corporation, receipt whereof is hereby acknowledged, The First National Trust and Savings Bank of San Diego, a national banking association, hereinafter referred to as the Bank, does hereby, without recourse, and without warranty or guarantee, transfer and assign to Ed Fletcher Company, a California corporation, as of the date of this instrument, all of such present existing interests as are held by it as of and at the date of this instrument, together with such interests as may hereafter accrue thereunder, in and to the following:

- (1) In and to the claim of said Bank on file in the above-entitled estate, the principal sum of said claim, now as

of and at the date of this Assignment, amounting to the sum of Eight Thousand One Hundred Thirty-four Dollars and Seventy-eight Cents (\$8,134.78);

Note: Said claim when filed was for the original principal amount of Nineteen Thousand Two Hundred Forty Dollars and Forty-nine Cents (\$19,240.49) as of October 23, 1933, and for interest at the rate of 7% per annum thereon accrued to that date in the amount of \$871.14, and for interest on \$19,240.49 at the rate of 7% per annum from October 23, 1933 to date of payment;

Said claim was based upon the promissory note in the original principal sum of \$22,740.49, executed by said decedent in favor of said Bank, dated January 11, 1933, due April 11, 1933;

By reason of the payment of the sum of Eleven Thousand One Hundred Five Dollars and Seventy-one Cents (\$11,105.71) by said estate to said Bank upon said claim, (which payment was applied upon account of the principal sum of said claim), the said original principal sum of \$19,240.49 of said claim was reduced to and therefore now as of and at the date of this Assignment amounts to Eight Thousand One Hundred Thirty-four Dollars and Seventy-eight Cents (\$8,134.78);

9849.34
17970

(2) In and to the following described instruments now as of and at the date of this Assignment held by said Bank, only as pledgee, as security for the balance of the indebtedness evidenced by said claim, to wit:

- (a) Certificate #760 for Six (6) Capital Shares of the Security Commercial & Savings Bank, dated February 14, 1929, registered in the name of Frank A. Salmons, with stock power in blank attached, signed by Frank A. Salmons;
- (b) Certificate #91 for Five (5) Capital Shares of the United States National Bank of San Diego, dated September 21, 1915, registered in the name of Frank A. Salmons, endorsed in blank by Frank A. Salmons;

(Note: Under date of August 18, 1934, the United States National Bank of San Diego

notified this assignor Bank that the above mentioned stock certificate was sold August 18, 1934 at Public Auction in payment of the assessment due thereon and, therefore, the stock certificate above described is by reason of such sale valueless.)

- (c) Deposit Receipt #126 of the San Diego Federal Savings & Loan Association in the principal amount of \$3,300, registered in the name of Hazel W. Salmons Executrix, Estate of Frank A. Salmons, and assigned and endorsed April 10, 1937 to The First National Trust and Savings Bank of San Diego by Hazel W. Salmons, Executrix, Estate of Frank A. Salmons;
- (d) Deposit Receipt #118 of the San Diego Federal Savings and Loan Association in the principal amount of \$1,000, registered in the name of Hazel W. Salmons, and assigned and endorsed April 10, 1937 to The First National Trust and Savings Bank of San Diego by Hazel W. Salmons;

(3) In and to the following described Trust Deed note and in and to the beneficial interest under that certain Deed of Trust securing and described in said note, now as of and at the date of this Assignment held by said Bank, only as pledgee, as security for the balance of the indebtedness evidenced by said claim, to wit:

Trust Deed note signed by Ed Fletcher and Mary C. B. Fletcher in the original principal amount of \$7,733.42, dated January 22, 1935, in favor of Hazel W. Salmons and assigned by Hazel W. Salmons to said Bank, on which the present unpaid principal balance is \$5,174.33, plus interest @ 7% per annum from January 21, 1935. Said Trust Deed note is secured by Deed of Trust #3713 to The First National Trust and Savings Bank of San Diego, as Trustee, executed by said Ed Fletcher and Mary C. B. Fletcher, as Trustors, and recorded February 2, 1935 in the office of the County Recorder of San Diego County, California, in Book 366, Page 489, of Official Records of San Diego County, California.

(4) In and to the following described instruments, and also by virtue of such instruments, all such present existing interests as may now as of and at the date of this Assignment be held by said Bank as security in and to the real property in said instruments described, which said instruments and which such interests as may now as of and at the date of this Assignment be held by said Bank, being so held by said Bank only as security for the balance of said indebtedness evidenced by said claim, to wit:

- (a) Grant Deed signed by the Southern Title & Trust Company under date of May 12, 1932, and Frank A. Salmons and Hazel W. Salmons, under date of May 11, 1932, to The First National Trust and Savings Bank of San Diego, a corporation; recorded May 16, 1932, in Book 114, Page 238 of Official Records of San Diego County, conveying the following property:

"All that real property situate in the City of Oceanside, County of San Diego, State of California, bounded and described as follows:

PARCEL A

Lots Twenty-three (23) and Twenty-four (24) in Block Two (2) of Boone and Shaffer's Addition to Oceanside; also Lots Five (5) and Six (6) in Block Eleven (11) of Tyson's Addition to Oceanside, according to Official Map on record in the office of the Recorder of said San Diego County."

This conveyance was made subject to all restrictions and encumbrances of record, if any, and was delivered to this bank under the terms of a letter dated May 11, 1932, for the purpose of securing The First National Trust and Savings Bank of San Diego on all indebtedness of Frank A. Salmons and/or Hazel W. Salmons, in favor of the bank existing at that time or thereafter existing.

- (b) Grant Deed signed by the Southern Title & Trust

Company under date of May 12, 1932 and Frank A. Salmons and Hazel W. Salmons, under date of May 11, 1932, recorded May 16, 1932 in Book 111, Page 391 of Official Records of San Diego County, conveying to The First National Trust and Savings Bank of San Diego an undivided one-half interest in

"All that real property situate in the County of San Diego, State of California, bounded and described as follows:

PARCEL B

The Southeast Quarter (S.E. $\frac{1}{4}$) of the Northeast Quarter (N.E. $\frac{1}{4}$) of Section Twenty-eight (28) Township Nine South (9 S.), Range One East (1 E.); also,

The Northeast Quarter of the Southeast Quarter of Section Twenty-eight (28), Township Nine South (9 S.), Range One East (1 E.); also the North One-Half (N. $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Nine South (9 S.), Range One East (1 E.); and

PARCEL C

Also Lots One (1) to Six (6) inclusive, and Lot Seven (7), excepting therefrom the North One Hundred Fifty (150) Feet of the East One Hundred Twenty (120) Feet of the West Seven Hundred Eighty (780) Feet, and Lots Twelve (12) to Forty-seven (47), inclusive, Lot Fifty (50), and Lots Fifty-two (52) to Sixty (60), inclusive, of Azalea Park, according to the Official Map thereof on file in the office of the Recorder of said San Diego County."

Parcel C was subsequently deeded to the State of California on September 15, 1932 in accordance with instructions from Frank A. Salmons and Hazel W. Salmons.

Subsequent to the acceptance of the above mentioned deeds, said Bank accepted two deeds executed by Hazel W. Salmons as grantor to said Bank as grantee, one dated May 4, 1936, conveying Parcel A, and recorded in the office of the County Recorder of the County of San Diego, State of California, May 7, 1936 in Book 508, Page 333 of Official Records of San Diego County, and the other dated May 2, 1936, conveying Parcel B, and recorded in the office of the County Recorder of the County of San Diego, State of California, May 7, 1936 in Book 515, Page 95 of Official Records of San Diego County, the delivery of which said two deeds was accompanied by two letters dated May 5, 1936, signed by Hazel W. Salmons, addressed to said Bank, indicating that the purpose of said two deeds was

to secure the Bank on all indebtedness of Hazel W. Salmons and Frank A. Salmons pursuant to Guaranty Agreement dated January 17, 1933, signed by Hazel W. Salmons, up to, but not exceeding the sum of \$20,000.00.

Also, subsequently, deed dated April 10, 1940 covering Parcel A was given to said Bank, and recorded April 18, 1940 in Book 1023, page 7 of Official Records of San Diego County, and deed dated April 10, 1940 covering Parcel B was given to said Bank, and recorded April 18, 1940 in Book 1022, page 23 of Official Records of San Diego County, both of said deeds being executed by Hazel W. Salmons as grantor to said Bank as grantee, the delivery of which said two deeds was accompanied by two letters dated April 10, 1940, signed by Hazel W. Salmons, addressed to said Bank, indicating that the purpose of said two deeds was to secure the Bank on all indebtedness of Hazel W. Salmons and Frank A. Salmons pursuant to Guaranty Agreement dated January 17, 1933, signed by Hazel W. Salmons, up to but not exceeding the sum of \$20,000.00.

Also, subsequent to the acceptance of the above mentioned deeds, said Bank accepted two deeds executed by Hazel W. Salmons, as grantor to said Bank as grantee, one dated March 16, 1944, conveying Parcel A and filed for record March 17, 1944 in the office of the County Recorder of the County of San Diego, State of California, and the other also dated March 16, 1944, conveying Parcel B and filed for record March 17, 1944 in the office of the County Recorder of the County of San Diego, State of California, the delivery to said Bank of which said two deeds was accompanied by two letters dated March 16, 1944, signed by Hazel W. Salmons, addressed to said Bank, indicating that the purpose of said two deeds was to secure said Bank on all indebtedness of Hazel W. Salmons and Frank A. Salmons pursuant to Guaranty Agreement dated January 17, 1933, signed by Hazel W. Salmons, up to but not exceeding the sum of \$20,000.00.

Hazel W. Salmons, under date of January 17, 1933, gave said Bank a Guaranty Agreement, guaranteeing the punctual and full payment of all loans now or hereafter made to Frank A. Salmons up to, but not exceeding, the sum of \$20,000.00.

(Note: All present existing interests as are held by said Bank as security as aforesaid as of and at the date of this instrument together

with such interests as security as may hereafter accrue under the subsequent deeds in this paragraph described and also such rights as are held by said Bank under the above described Guaranty Agreement, are included in this Assignment.)

- (5) With respect to the collateral security hereinbefore described, in and to Collateral Pledge Agreement executed by Frank A. Salmons, in favor said Bank, on said Bank's form known as "Form No. 168-1a-8-27," dated February 6, 1929.

This Assignment is made for the use and benefit of said Ed Fletcher Company, and without recourse on said Bank, and without warranty or guarantee by said Bank, said Ed Fletcher Company being authorized to collect and to enforce payment of all such sums as may be due and at the date of this Assignment be due and as may hereafter become due under said claim, and to receive payment thereof and to do all such things in connection with such collection and enforcement as said Bank otherwise but for this Assignment might do in the premises but at the sole risk, cost and charges in all respects of and to said Ed Fletcher Company and free from all risks, costs and charges of and to the said Bank.

IN WITNESS WHEREOF, The First National Trust and Savings Bank of San Diego, has caused this Assignment to be signed and executed by its _____ and _____ thereunto duly authorized and its seal to be affixed hereto at San Diego, California, this _____ day of March, 1944.

THE FIRST NATIONAL TRUST AND
SAVINGS BANK OF SAN DIEGO

By _____

Its _____

By _____

Its _____

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this _____ day of March, 1944, before me, _____
_____, a Notary Public in and for said County and
State, residing therein, duly commissioned and sworn, personally
appeared _____, known to me to be the
_____, and _____,
known to me to be the _____ of The First National
Trust and Savings Bank of San Diego, the national banking association
that executed the foregoing instrument, known to me to be the persons
who executed the foregoing instrument on behalf of the said national
banking association therein named, and acknowledged to me that such
national banking association executed the same.

WITNESS my hand and official seal, the day and year in this
certificate first above written.

Notary Public in and for said County
of San Diego, State of California.

7502 High St. La Jolla
June - 29 - 48

Dear Mr. Fletcher,
You are most kind and
I will never forget your
kindness -
I have sent your letter
to my son-in-law, Margaret's
husband, Monty J. Moore
who has all charge of
the mine & sale of same
& will be able to give you
all the information
with kindest regards -
Sincerely,
Hazel W. Johnson

Ed Fletcher Papers

1870-1955

MSS.81

Box: 23 Folder: 15

**General Correspondence - Salmons,
Frank A. and wife Hazel W.**



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UC SAN DIEGO

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