

"TAGLIAPETRA"

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"ESTATE OF TERESA CORRENO TAGLIAPETRA"

Fletcher, Mary E. to THE DAILY TRANSCRIPT, 12/27/28 ✓  
Fletcher, Mary E. to O'Hallaran, Thomas, 12/27/28 ✓  
SLOANE & SLOANE Attorneys at Law:  
    Sloane, W. A. to Fletcher, 11/23/27 ✓  
    Sloane, H. G. to Fletcher, 12/11/28 ✓  
    Taylor, J. Hibberd to Sloane, W. A., 5/9/28 ✓  
Fletcher to Mr. SEARS of Southern Title & Trust Co., 1/8/29 ✓

\*Entire file with TAYLOR, J. Hibberd

December 27th, 1928.

The Daily Transcript  
734-1st Street,  
San Diego, California.

Gentlemen:

Enclosed find check for \$10.50 to cover your bill to Sloane & Sloane for advertising in the Estate of Teresa Correno Tagliapietra.

Please receipt the bill and return to this office.

Yours very truly,

MEF:GMF  
Encl.



December 27th, 1928.

Mr. Thomas O'Hallaran:  
414 Commonwealth Building  
San Diego, California.

Dear Mr. O'Hallaran:

Enclosed find check for \$6.00 covering your bill to  
Sloane & Sloane for services in the Estate of Teresa  
Carreno Tagliapietra. Please receipt the bill and  
return to this office.

Yours very truly,

MEF:GMP  
Encl.

Miss May:

Look up contract with Mr. Taylor for purchase of Lot  
150, Grossmont. Let me read it over. Find out how  
much money I have paid out. How much shall I pay  
Ed, Jr., and who is to pay all expenses of every kind  
and nature in connection with it. My understanding is  
that I am only to pay \$2000 net, and all expenses are  
to be paid by Mr. Taylor.

EF

Jan. 18th, 1929.

$\$17.50$  plus balance  $\$25.00$   
 $\$17.50 -$  less cost of Cert.

Paid  $\$6.00$   
 $\$10.50$   
 $12.00$   
Total  $20.00$   
 $\$148.50$

$2000$   
 $48.00$   
 $\$1951.50$



From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"GROSSMONT PROPERTIES"

- Fletcher to BELCHER, Frank J. Jr., 8/22/16 ✓
- Fletcher to BROOKS, Warren E., 8/24/16 ✓
- CHRISTENSEN, Eva S.:
  - Christensen to Fletcher, 7/2/10 ✓
  - Fletcher to Christensen, 7/3/41 ✓
- FOSTER, Glen:
  - Fletcher to Foster, (2 letters) 11/8/40, 11/25/40 ✓
- KEIBER, Clara:
  - Keiber to Fletcher, 10/6/26 ✓
  - Fletcher to Keiber, (2 letters) 10/11/26, 2/23/27 ✓
- Fletcher to LOEBENSTEIN, Emma, 8/20/41 ✓
- Fletcher to LOUSBURY, Frances J., 8/16/16 ✓
- Fletcher to MERRICK, A. H., 11/25/23 ✓
- Fletcher to SELTZER, Joseph, 4/25/22 ✓
- Fletcher to THOMAS, Gerald, 9/3/41 ✓
- Fletcher to VERNON, F. M., 2/25/20 ✓
- Fletcher to WINN, J. J., 9/16/16 ✓

\*And the following entire files:

- HAWKES, W. M. regarding estate of Frank C. Foster
- KING, R. P.
- RIESER, Mort
- SANBORN, Ruth Burr
- TAYLOR, J. Hibberd
- WILLIAMS, Joseph C.
- WISE, William J.
- WOOD, Harry regarding Burbank Property

7-28-10M

Lot 130  
Ed. P. Lyle

NO. 4083

SAN DIEGO, CALIFORNIA. 119 1927

RECEIVED OF BEARER

DOCUMENT	FROM	TO	FEE
Deed	Fletcher	Grossmont P. Co.	90.

TOTAL FEE PAID, \$

JOHN H. FERRY, County Recorder.

THIS RECEIPT SHOULD BE RETURNED WHEN CALLING FOR DOCUMENT



From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"WOLCOTT - VAILE PROPERTY (GROSSMONT)"

WOLCOTT, Clara G.:

paper with Wolcott's address and Arnold Odum's address, undated

Fletcher to Wolcott, (2 letters) 12/23/29 with an attached intercompany letter, 1/9/29

Wolcott to Fletcher, 12/31/29

last will and testament of Anna Wolcott Vaile

WOLCOTT, Roger H.:

Wolcott to Fletcher, (2 letter) 9/15/16, 9/26/16

Fletcher to Wolcott, (2 letters) 9/19/16, 9/30/16

SULLIVAN, Margaret McDonough:

Sullivan to Fletcher, 1/4/30

Fletcher to Sullivan, (4 letters) 1/7/30, 1/21/30, 1/30/30, 1/31/30 with an intercompany letter attached

Arnold A. Odum to Fletcher regarding Sullivan, (2 letters) 1/17/30, 1/25/30

CONTRACT TO BUILD AND MAINTAIN PRIVATE ROADWAYS.

THIS AGREEMENT made and entered into this <sup>2nd</sup> day of January, 1913, by and between ~~Ed Fletcher~~ <sup>Grossmont Park Co. a corporation</sup>, hereinafter known as the party of the first part, and Alexander Legge, hereinafter known as the party of the second part,

W I T N E S S E T H : -

The party of the first part, owning and having the possession of certain property located in the County of San Diego, State of California, and described as follows:-

That unnumbered tract of land, commonly known as Grossmont Park, in Tract "E" of Rancho El Cajon, lying south of the San Diego Flume and west of the tract marked S. W. Marshall, and containing about two hundred twenty-five and 15/100 (225/15) acres, according to the license survey map thereof No. 50 filed in the County Recorder's office of the County of San Diego, State of California, February 20th, 1894.

NOW, THEREFORE, said party of the first part herein and hereby agrees and undertakes to build, erect and construct on said property two certain private roadways, the first beginning at a point where the Grossmont Boulevard forks to ascend Grossmont Summit, and about two hundred feet north of the Rancho El Cajon grant line, and running in a northeasterly direction about one and one-fourth (1 $\frac{1}{4}$ ) miles to a point about five hundred feet south of the center of the San Diego Flume Company's right of way, where said right of way crosses the west line of a tract of land known as the C. M. Johnson Tract; and the second beginning at a point on the Grossmont Boulevard one hundred feet south of the center of the San Diego Flume Company's right of way where said right of way crosses said Boulevard and running in an easterly direction about sixteen hundred feet to the intersection of the private



roadway first above described, and to grant to the party of the second part a right of way over said private roads and to have the same completed not later than July 1st, 1913, time being of the essence of this contract, said roads to be of the same character, regarding width and quality of road bed as the road commonly known as "The Grossmont Road".

The party of the first part hereby agrees and covenants to make any and all necessary repairs in and upon said roads, and at his own expense, upon receiving written notice from the party of the first part of the need of such repairs, so long as the same are private roads, such repairs to be commenced within ten days after the receipt of such written notice and completed within a reasonable time thereafter, but said first party to be released from his obligation to so repair said road if the same should become a public highway, and be accepted as such by the Board of Supervisors of the County of San Diego.

It is further understood and mutually agreed that said first party will provide said second party with a good and proper connection, at a point near the southwest corner of the real property belonging to said second party, to what is known as the Mt. Helix Road, under like conditions and privileges as herein provided for other roads.

It is further understood and agreed that the easement herein created is for the benefit of the following real property, situated in the County of San Diego, State of California, particularly described as follows:--

That portion of Tract "E" of the Rancho El Cajon containing sixty-three and 77/100 (63.77) acres, and known as the C. M. Johnson tract, and shown on the license survey map No. 50 of El Cajon Heights, which map is filed in the office of the County Recorder of San Diego County, California.

It is agreed that the foregoing contract shall be

binding upon the heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year in this instrument first above mentioned.

*Grossmont Park Co*  
*Gratchey Pres* (SEAL)  
*Alexander Legge* (SEAL)





State of California,) ss.  
County of San Diego.)

On this 2<sup>nd</sup> day of January, A. D. 1913, before me,  
John B. Mathews, a Notary Public in and for said  
County, residing therein, duly commissioned and sworn, person-  
ally appeared <sup>the Residents of the Grossmont Park Co</sup> Ed Fletcher and Alexander Legge, known to me  
to be the persons described in, and whose names are subscribed  
to, the within instrument, and they acknowledged that they  
executed the same.

IN WITNESS WHEREOF I have herunto set my hand and  
affixed my official seal the day and year in this Certificate  
first above written.

John B. Mathews  
Notary Public in and for the County  
of San Diego, State of California.

CONTRACT TO BUILD AND MAIN-  
TAIN PRIVATE ROADWAYS.

By and between

Ed. Fletcher,

and

Alexander Legge.

Dated \_\_\_\_\_

JAMES E. WADHAM

ATTORNEY AT LAW

GRANGER BLOCK, SAN DIEGO, CAL.



266  
A. Lipp Contract etc.  
Co 1/2 Ed F  
1/2 Froehlich

Miss L. says  
1/2 came to Ed  
1/2 to Froehlich

Sold to Paul Jennings

All that portion of Lot #318 of Grossmont Park Sub-  
division No. 3 as per map of said Subdivision No. 1528, filed  
in the office of the County Recorder of San Diego County,  
February 5, 1913, and more particularly described as follows:

Beginning at the most westerly corner of said Lot  
#318 thence along a 138.26 foot radius curve to the left through  
an angle of  $56^{\circ} 03'$  a distance of 135.25 feet;

Thence North  $33^{\circ} 57'$  East 140.2 feet;

Thence North  $28^{\circ} 22'$  East 80.29 feet;

Thence along a 61.31 foot radius curve to the right  
through an angle of  $72^{\circ} 04'$  a distance of 77.12 feet to a  
point of compound curve;

Thence along a 442.59' radius curve to the right  
through an angle of  $19^{\circ} 50'$  a distance of 153.20 feet;

Thence South  $59^{\circ} 06'$  East 142.40 feet;

Thence South 150.71 feet;

Thence South  $89^{\circ} 57'$  West 561.18 feet to the point  
of beginning.



All those portions of Lots 66, 67 and 68 of Mt. Helix Subdivision as same are shown on Map No. 1516, records of San Diego County, State of California, a copy of which was filed in the office of the County Recorder of said San Diego County January 13th 1913, described as follows:

Commencing at a point on the Easterly boundary of said Lot 66 distant S 15° 26' E. 41.92' from the North Easterly corner of said Lot 66; thence S 11° 49' W. 121.24'; thence S 43° 43' E. 150.7'; thence S 59° 54' E. 160.1' more or less to a point on the Southerly boundary of Lot 68; thence along said Southerly boundary of Lot 68, S 87° 41' E 41.59' to the South Easterly corner of said Lot 68; thence along the Easterly boundary of said Lot 68, N 15° 35' E. 109.0 to the North East corner of said Lot 68; thence along the Northerly boundary of Lots 68 and 67, N 71° 16' W. 270.8' to the North Westerly corner of Lot 67; thence along the Easterly boundary of Lot 66, N 15° 26' W 121.98' to the point of commencement. Containing an area of 0.71 acres.



**Hotel Casaloma**

San Diego's Finest  
Residential Hotel

Fourth and Fifth Streets

San Diego, Cal., 192

GROSSMONT LOTS ACCORDING TO MAP

91	¢ \$1000.00	<u>Lots not priced</u>	
206	" 1250.00	4, 5, 6, 7, 38, 125, 278, 299,	
76	" 1500.00	300, 318, 332, 333, 342, 343,	
5	" 2000.00	372, 388, 389, 390, 405, 406,	
1	" 2500.00	444, 445, 469, 470, 487, 493,	
1	" 3000.00	494, 495, 549, 550, 551, 573	
32	Not priced	<u>Lots sold</u>	
8	Reserved	Murray	13
		Miles	3
52	Sold	Fuller	1
		Wolle	3
		Reserved	8
		Burbank	1
		Lonnsbury	1
		Cheney	1
		Sebin	1
		Guy	acreage
		Wister	"
		Foster	"
		Vaile	"
		Lewis	"
		Robinson	"
		Gadske	"
		Currino	"

480 Total

Over



Lots sold Contd.

Schuman-Heink Acreage  
Chandler, Barnes, Schultz, Heller, Flesner, Gross, ~~Met~~  
Heink, Hartman, Ed. Fletcher, Kennedy, Gilbert, Scripps  
Oldberg, Clark, Milsop, Kinsley, Sessions, Behymer all  
one lot each

Blossom, Doyle, Hubbard and Bond two lots each

Cundee 3 Lots

*Robert P. Hughes*

Phone La Mesa 6701

## *The* **WAYSIDE**

On "GROSSMONT" ... San Diego County, California  
(Looking over the valley and mountains beyond)

For years, California people, as well as visitors from every state in the Union, have roamed the scenic roads of Grossmont unable to find a place in which to enjoy good food and rest awhile—"The WAYSIDE" fills this need.

A trip to the Mt. Helix cross and amphitheatre to view the sunset on Sunday evening has long been a favorite with many people. In order to make it still more satisfying, we are serving a particularly delicious Sunday supper at "The WAYSIDE."

We do not serve a Sunday dinner, as we feel there are so many places throughout the mountain sections of our county where an excellent midday dinner may be enjoyed, but we are sure our friends will find it pleasant to stop at "The WAYSIDE" for supper.

L. A. WHITTICK

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WEEK DAYS	Luncheon	12 to 2	.65
	Afternoon Tea	3 to 4:30	.35
	Dinner	5:30 to 8	.85
SUNDAY	Afternoon Tea	3 to 5	.35
	Supper	5:30 to 8	.75

Reservations made for Bridge Luncheons and Bridge Teas

3



# Grant Deed

Copy

This Indenture, made this 5th day of March 1924, by and between  
Grossmont Park Company, a corporation, party of the first part, and ~~\*\*\*\*\*~~  
Mrs. Elizabeth M. Robinson ~~\*\*\*\*\*~~  
of Grossmont, California, party of the second part, WITNESSETH:

That the said party of the first part in consideration of the sum of \$ 10.00  
does hereby grant unto the said party of the second part, upon the conditions hereinafter set out, all that  
certain real property situated in the County of San Diego, State of California, described as follows, to-wit:

Lot        All that portion of Lot #551 of Grossmont Park Subdivi-  
sion #3, in the County of San Diego, State of California, accord-  
ing to map thereof #1528, filed in the office of the Recorder of  
San Diego County, February 5th, 1913, described as follows:

Beginning at the most Southerly corner of said Lot #551,  
said corner also being common to Lots "N" and "S" as said lots are  
shown on said Map #1528; thence following the dividing line be-  
tween said Lots #551 and "S", North 28°00' East 10.26 feet to a  
point which is 10 feet distant (measured at right angles) Easter-  
ly from the Easterly line of said Lot "N"; thence leaving the  
said dividing line between Lots #551 and "S" on a line parallel  
with and distant 10 feet (measured at right angles) Easterly from  
the Easterly line of said Lot "N" along the following courses:

- (1) North 49° 00' West 92.58 feet.
- (2) Along a 138.37 feet radius curve to the right  
97.40 feet.

(3) North 8° 40' West 119.16 feet to a point in the  
dividing line between said Lot #551 and Lot "A", a  
private way known as "El Granito Avenue" of Subdivi-  
sion #1, part of "Grossmont Park", according to  
amended Map of Subdivision #1, #1297, filed in the  
office of the Recorder of said San Diego County,  
October 31st, 1910;

Thence following the dividing line between said  
Lots #551 and "A" North 61° West 12.63 feet to an  
intersection with the Easterly line of said Lot "N";

Thence following the Easterly line of said  
Lot "N" South 8°40' East 126.88 feet; thence follow-  
ing a 148.37 feet radius curve to the left 104.44  
feet; thence South 49°00' East 94.88 feet to the  
aforesaid most Southerly corner of said Lot #551  
and the point of beginning.



.....  
.....  
according to the.....map of Subdivision No. ....part of Grossmont Park,  
.....  
.....

This deed is made upon the following conditions subsequent, to-wit:

1st. The property hereby conveyed shall be used for residence purposes exclusively, and no building or structure pertaining to or for the conduct of business of any kind whatever shall be erected thereon.

Only one residence shall be built on the above described property.

2nd. No residence shall be erected or placed on said lot that shall cost less than.....

**Two-Thousand and 40/100**.....Dollars.

3rd. The residence to be built on said lot shall front on.....  
private way as designated on said map and the front line of the said residence, including porch or piazza, but not including front steps, shall be placed on a line not less than fifteen feet from the front line of said lot hereby conveyed, and no building shall be placed on said premises nearer the front line thereof than said designated line, and no barn or garage shall be erected or placed on said lot within fifteen feet of the said

.....way on which said lot fronts or faces, and no barn or garage shall be placed on said lot costing less than One Hundred Dollars.

4th. No granite or decomposed or disintegrated granite shall be quarried from said lot or taken therefrom for any commercial purposes.

5th. No double or tenement house, nor flats or lodging house or hotel, nor any kind of a residence except a residence designed for use as a single residence, shall be erected or placed upon said lot hereby conveyed.

6th. No intoxicating liquors of any kind or character shall be sold on said lot hereby conveyed, and no sale thereof on said lot shall be made, permitted or allowed.

Upon the breach of either or any of the foregoing conditions prior to October 1, 1934, the title to said property hereby conveyed and the whole thereof shall become at once divested from the said party of the second part and.....**her**.....heirs or assigns, and shall revert to and revest in the said party of the first part, its successors or assigns, and said party of the first part, its successors or assigns, shall be entitled to the immediate possession of said premises, and may re-enter and take possession thereof.

The said party of the first part hereby reserves and excepts from the operation of this conveyance and deed, the title to the land in said.....**Vivera Drive**.....~~XX~~, and the title to the land included within any and all ways, roads, thoroughfares or alleys upon which the said lot hereby conveyed fronts or abuts.

And the said party of the first part hereby reserves and retains the sole and exclusive right to lay, construct and maintain sewers, sewer pipes, water pipes, and mains, and gas pipes and mains, in and across the said lot and any and all lots in said subdivision, and in and across and along said.....**Vivera Drive**.....way, and any and all other ways, roads, thoroughfares and alleys in said subdivision, as shown on the said map, and in any and all tracts or parts of said subdivision designated on said map as private way or private ways, and also reserves and retains the right to enter upon said lot hereby conveyed, and any of the other lots in said subdivision, and any and all said ways, roads, alleys and thoroughfares, for the purpose of laying, constructing and maintaining sewers, sewer pipes, water pipes and mains, and gas pipes and mains, and also reserves and retains the sole and exclusive right to construct and maintain telephone, telegraph and electric light lines and wires, in, over, across and along any and all said ways, roads, alleys and thoroughfares, and to enter upon the same for that purpose, and the said party of the second part hereby expressly agrees to the retention and reservation of said rights and each and all of them by the said party of the first part, and covenants and agrees that all of said ways are private ways and that none of the said ways have ever been dedicated to a public use, and that said second party shall not have the right to use any of said ways, roads, alleys or thoroughfares for the transportation for hire of persons or passengers.

It is expressly covenanted and agreed by the parties hereto that the said grantee,.....**her**.....heirs and assigns, shall have the free use of all of said private ways, and all ways shown upon said map, and all ways which have been or may hereafter be laid out or constructed on said subdivision, and that he shall not use any of said ways for hire.

**In Witness Whereof**, the said party of the first part has caused this indenture to be executed in its corporate name and under its corporate seal, by its president and attested by its secretary, the day and year first above written.

GROSSMONT PARK COMPANY,

Attest:

By .....

President.

.....Secretary.



State of California, }  
County of San Diego, } ss.

On this.....day of.....In the year one thousand nine hundred  
and....., before me, .....a Notary Public in and for said County, personally appeared  
.....known to me to be the.....President, and  
..... known to me to be the.....Secretary of the corporation  
that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the  
corporation therein named, and acknowledged to me that such corporation executed the same.

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

GRANT DEED

Grossmont Park Company

-----  
TO-----  
-----  
-----  
-----



Description of portion of Lot 551, Grossmont Park  
Subdivision #3, Map #1528

all that portion of Lot #551 of Grossmont Park  
Subdivision #3, in the County of San Diego, State of  
California, according to Map thereof #1528, filed  
in the Office of the Recorder of San Diego County,  
February 5<sup>th</sup> 1913, described as follows:

Beginning at the most southerly corner of  
said Lot #551, said corner also being common  
to Lots "N" and "S" as said lots are shown on said  
Map #1528; thence following the dividing line  
between said Lots #551 & "S", N 28° 00' E, 10.26 feet to a  
point which is 10 feet distant (measured at right  
angles) easterly from the easterly line of said Lot "N";  
thence leaving the said dividing line between Lots #551  
and "S" on a line parallel with & distant 10 feet (measured  
at right angles) easterly from the easterly line of said  
Lot "N" along the following courses:

(1) North 49° 00' West 92.58 feet.

(2) Along a 138.37 feet radius curve to the right  
97.40 feet.

(3) North 8° 40' West 119.16 feet to a point in the  
dividing line between said Lot #551 & Lot "A",  
a private way known as "El Granito Avenue"  
of Subdivision #1, part of "Grossmont Park";  
according to amended Map of Subdivision  
#1, #1297, filed in the Office of the Recorder  
of said San Diego County, October 31<sup>st</sup>  
1910;

Thence following the dividing line between  
said Lots #551 and "A", North 61° West  
12.63 feet to an intersection with the easterly



line of said Lot "N".

Thence following the Easterly line of said Lot "N"  
South  $8^{\circ}40'$  East 126.88 feet; thence following  
a 148.37 feet radius curve to the left, 104.44 feet;  
thence South  $49^{\circ}00'$  East 94.88 feet to the  
aforesaid most southerly corner of said Lot  
#551 and the point of beginning.



<u>Owner</u>	<u>Description</u>	<u>Asking Price</u>	<u>Appraised Value 1930</u>
George Manning	160 acres East of Oceanside	\$100 an acre	\$36 an acre
H.E. Ellery	180 " in the city limits of Oceanside	\$70,000	\$20,825
F. H. Tolle	660 acres in city of Oceanside	\$150 an acre	\$29 an acre
Pete Talone	300 acres East of San Luis Rey	\$100,000	\$14,475
H.P. Watson	50 acres East of San Luis Rey	\$160 an acre	\$26 an acre
C. S. Libbey	24 acres East of San Luis Rey	\$600 an acre	\$319 an acre
Edwin G. Hart, Inc.	1800 acres in Rancho Monserate	\$350 an acre	\$50 an acre
Listed with C. C. Ray Berkeley	90 acres West of Vista	\$41,650	\$8,950
Raymond Wayman	1280 acres, Tract "B", Rancho Monserate	\$157,000	\$56,800
Listed with S. H. Graffin	120 acres North of Fallbrook	\$350 an acre	\$156 an acre
" " " " "	160 acres North of Fallbrook	\$8500	\$1575
Hugh J. Dunn	1600 acres in the city limits of Oceanside	\$150 an acre	\$35 an acre
Bruce Waring	1200 acres in the Southeast corner of Rancho Agua Hedionda	\$200 an acre	\$55 an acre
Listed with Wintermeyer	400 acres of Lot "E", Rancho Agua Hedionda	\$300 an acre	\$58 an acre
Listed with Harry Fox	Ocean frontage in Carlsbad	\$100 a front ft.	\$25 a front foot
" " " " "	Portion of Block 13, Carlsbad	\$17,500	\$4,250
Sadie B. Star	40 acres East of Encinitas, Section 15	\$1,000 an acre	\$620 an acre
Frank J. Cullen	10 acres East of Encinitas, Section 15	\$700 an acre	\$500 an acre
Maegly	40 acres East of Encinitas, Section 15	\$1,000 an acre	\$800 an acre
Listed with Leroy Ley	35 acres East of Encinitas, Section 3	\$440 an acre	\$550 an acre
Maegly	40 acres North of Cardiff	\$900 an acre	\$769 an acre
Grossmont Park Company	40 acres Northeast of Cardiff, Section 23	\$250 an acre	\$247 " "
" " " "	40 acres East of Encinitas, Section 15	\$500 an acre	\$567 " "
" " " "	Encinitas Townsite, Lot 16, Blk. 8	\$500 " "	\$950 " "
" " " "	" " " " Lot 14, Blk. 9	\$400	\$625
" " " "	" " " " " 1 " 16	\$500	\$780
" " " "	" " " " " 4 " 32	\$400	\$725
" " " "	" " " " " 12 " 6A	\$500	\$550
" " " "	" " " " " 14 " 6A	\$500	\$550
" " " "	" " " " " 17 " 6B	\$500	\$550
" " " "	" " " " " 18 " 6B	\$500	\$550
" " " "	" " " " " 19 " 6B	\$500	\$550
" " " "	" " " " " 20 " 6B	\$500	\$550
" " " "	" " " " " 21 " 6B	\$500	\$675
" " " "	" " " " " 22 " 6B	\$500	\$700
" " " "	" " " " " 23 " 6B	\$500	\$450
" " " "	" " " " " 24 " 6B	\$250	\$200
" " " "	" " " " " 13 " 8A	\$500	\$575
" " " "	" " " " " 14 " 8A	\$500	\$575
Seacliff Villa South of Encinitas			
Grossmont Park Company	Lot "E", Block 3	\$1200	\$1750
" " " "	Lot "F", Block 3	\$1200	\$1500
" " " "	Lot "G", Block 3	\$1200	\$1500
" " " "	220 acres in Sec. 6 East of Solana Beach	\$17,330	\$17,330
" " " "	100 lots in Solana Beach	Will sell for Tax Factors' appraised value	



MORSE CONSTRUCTION COMPANY,

City of San Diego

Ten and no/100 - - - - -

SAN DIEGO TRUST & SAVINGS BANK,

a corporation,

Lots One to Three inclusive, Fourteen to twenty inclusive, twenty-six to thirty-nine inclusive, forty-one to forty-eight inclusive, all of the Montezuma Tract according to the map thereof No. 710 on file in the office of the Recorder of San Diego County, California.

ALSO the Southwest Quarter of the Southwest Quarter of Section Fourteen (14).

ALSO the Northwest Quarter of the Northwest Quarter of Section 25, Township 14 South, Range 2 West, S. B. M. in the County of San Diego, State of California, EXCEPTING therefrom that portion thereof conveyed by the Union Title Company of San Diego, a corporation (formerly Union Title and Trust Company) to John Lawson by deed dated December 5, 1915, and recorded in Book 701, page 117 of Deeds, Records of said County, described as follows:

Commencing at the corner common to Sections 14, 15, 22 and 23 of Township 14 South, Range 2 West, S. B. M., and running thence South  $0^{\circ} 30'$  East along the Westerly line of said Section 23, 253.6 feet; thence North  $85^{\circ} 00'$  East, 804.3 feet; thence North  $0^{\circ} 40'$  East, 359.0 feet to a point in the center of a forty foot road; thence South  $85^{\circ} 22'$  West along the center of said road, 303.2 feet to an angle in said road; thence continuing along the center of said road North  $68^{\circ} 20'$  West, 648.3 feet to a point in the West line of said Section 14; thence South  $0^{\circ} 30'$  East, 592.4 feet to the point of commencement.

ALSO EXCEPTING from the Southwest Quarter of the Southwest Quarter of the aforesaid Section 14, Township 14 South, Range 2 West, S. B. M., that portion thereof conveyed to A. H. Westman by deed recorded in Book 1243, page 263 of Deeds, described as follows:

Commencing at a point 20.0 feet West of the Westerly line of Mission Road, which said point of commencement bears North  $4^{\circ} 23' 19''$  West, 449.52 feet from the intersection of the Southerly line of Section 14, Township 14 South, Range 2 West, with the center line of said Mission Road at Station 378-70.9 thereof, as

shown on map of Mission Road 1-A, sheet 15, San Diego County Highway Commission, records of the County Surveyor of San Diego County, and running thence North  $0^{\circ} 43'$  East 100.0 feet parallel with and 20.0 feet distant to the West from said Westerly line of said Mission Road; thence North  $89^{\circ} 17'$  West, 150.0 feet; thence South  $0^{\circ} 43'$  West 100.0 feet; thence South  $89^{\circ} 17'$  East 150 feet to the point of commencement, being a portion of the Southwest Quarter of the Southwest Quarter of Section 14, Township 14 South, Range 2 West, S. B. M.

ALSO EXCEPTING from the Southwest Quarter of the Southwest Quarter of the aforesaid Section 14 and the Northwest Quarter of the Northwest Quarter of the aforesaid Section 25, that portion thereof conveyed by the Union Title and Trust Company, a corporation, to the County of San Diego, October 14, 1913, by deed recorded in Book 500, page 231 of Deeds, described as follows:

Beginning at a point in the South line of said Section 14, which is North  $89^{\circ}$  West, 3955.5 feet from the Southeast corner of said Section 14; thence North  $0^{\circ} 40'$  East 212.3 feet along the center line of the Highway Commission, Route 3, Division 2; thence South  $85^{\circ} 22'$  West, 420 feet along the center line of the road to Miramar; thence South  $0^{\circ} 40'$  West 559 feet; thence North  $85^{\circ} 22'$  East, 420 feet to the center of said Route No. 3, Division 2; thence North  $0^{\circ} 40'$  East, 146.7 feet along the center line of said Route 3, Division 2, to the point of beginning.

ALSO the South half of the Southeast Quarter of Section 15, EXCEPTING from the Southwest Quarter of the Southeast Quarter of said Section 15, that portion thereof described as follows:

Beginning at a point in the East boundary of said Southwest Quarter of the Southeast Quarter, from which the corners of Sections 14, 15, 22 and 23 bear South  $85^{\circ} 44'$  East 1318.2 feet; thence along the East boundary of said Southwest Quarter of said Southeast Quarter North  $0^{\circ} 16'$  West, 1230.4 feet; thence North  $89^{\circ} 56'$  West, 802.3 feet; thence South  $15^{\circ} 10'$  East, 1358.7 feet; thence North  $84^{\circ} 30'$  East, 175 feet; thence North  $77^{\circ}$  East, 333 feet to the place of beginning.

ALSO the North Half of the Northeast Quarter of Section 22, all being in Township 14 South, Range 2 West, S. B. M., in the County of San Diego, State of California.

*San Book*  
*Prud*



**MORSE CONSTRUCTION COMPANY, a Corporation**

**In consideration of \$10000**

**Does Grant to STATE OF CALIFORNIA**

**its undivided half interest in and to following**

**Lots one to six, inclusive, Lot 7, except the N. 150 feet of the East 120 feet of the West 780 feet thereof; also Lots 12 to 47, inclusive; also Lot 50; also Lots 52 to 60, inclusive, all in Azalea Park, according to the Map thereof No. 1087, on file in the office of the Recorder of said San Diego County.**

**TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee forever.**

**IN WITNESS WHEREOF, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed thereto, this 14th day of September, 1932.**

**MORSE CONSTRUCTION COMPANY**

**ED FLETCHER  
WILLIS H. FLETCHER**

**Ack. Sept. 14, 1932  
KLMAy**



May 25, 1931.

Mr. Fletcher:

The Montezuma, Bradley and Del Mar property  
now in trust at the San Diego Trust & Savings Bank -

To whom shall the taxes, insurance, etc. be charged in  
the future?

To whom shall credit be given for rents received, etc.

This property formerly stood in the name of  
Morse Construction Company and Grossmont Park Company, but  
the trust agreement is between Ed Fletcher and the Bank  
for Mrs. Fletcher and the 4 youngest children, after ten  
years all left shall be distributed to Grossmont Park Co.

Please let me know.

KLM



Hand  
Day Book ✓

GROSSMONT PARK COMPANY

City of San Diego

Ten and no/100 - - - - -

SAN DIEGO TRUST & SAVINGS BANK, a corporation,

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and  
Fifteen (15), Block One Hundred Thirteen (113) of Del Mar  
Resubdivision No. Two (2), according to Map thereof No. 1277  
filed in the office of the County Recorder of said San Diego  
County August 4, 1910.

its successors

XXXX

19th

May

51

GROSSMONT PARK COMPANY

Assistant



THE GROSSMONT PARK COMPANY, a corporation and owner of the following described property, for and in consideration of Ten (10) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant to WM. G. HENSHAW, of the City and County of San Francisco, State of California, a perpetual right of way of sufficient extent and width to permit said grantee to construct and maintain, in perpetuity, a diverting dam and pipe line as shown on the map attached hereto and made a part hereof, upon and over that certain real property situate in the County of San Diego, State of California, particularly described as follows, to-wit:

The Northwest Quarter of the Southeast Quarter; Northeast Quarter of Southwest Quarter, and Lots three and four, all in Section thirty, Township ten South, Range four East, S.B.M., together with the right to perpetually collect, impound and divert any and all the waters <sup>thereon</sup> from the water shed of the Canada Verde Creek to other water sheds and parts of said San Diego County, except as hereinafter reserved; giving and granting to said grantee the right of ingress and egress to and from said lands above described for the construction and maintenance of said diverting dam and pipe line.

Reserving, however, for the perpetual use of said lands above described and for the perpetual use of that certain 13.24 acres of land within the Rancho San Jose del Valle this day conveyed by party of the second part to party of the first part, sufficient water for the irrigation thereof and domestic use thereon; provided, however, that water for irrigation purposes shall be used only between the hours of eight A.M. and five P.M. of each day and during the months of April, May, June, July, August, September and October of each year.



This agreement cancels any previous agreements made between the parties hereto concerning the building of a dam or diversion of waters of said Canada Verde Creek.

IN WITNESS WHEREOF party of the first part has caused its corporation name to be signed hereto and its corporate seal to be hereunto affixed by its President and Secretary thereunto duly authorized by resolution of its board of directors duly passed at a meeting thereof duly called for and held on the 4th day of November 1919.

THE GROSSMONT PARK COMPANY

By Ed. Fletcher  
President.

By M. E. Fletcher  
Secretary.



Office  
November 22/23

Mr. Shropshire:

My belief is that we can deed the lot on Grossmont that takes in El Granito Avenue and Sunset Avenue. See what is the legal descriptions of those two avenues on which we pay taxes.

Then add to the deed also the easterly 10 feet of Lots 299, 327, 326, 325; also the northerly 10 feet of Lots 335, 395; also the southerly 10 feet of Lots 400, 401, 402, 403, 404, 405, 406, 542, 3, 4, 5, 6, 7, and 8; also 126, 127, 128, 129 and 130. You want to be careful about what subdivisions they are in, so as to get the right number.

Also the northerly 20 feet of Lot 398; also the northerly 10 feet of Lots 21, 22, 23, 26, 67, 65, 63, 61, 59, 57, 120, 121, 122, 123, 398, 332; also the easterly 10 feet of 333, 334, 397, 396; and then draw up a separate easement for Owen Wister to sign for 10 feet, surrounding his entire property.  
G

Also the southerly 10 feet of Lots 19, 20, 27, 29, 31, 33, 35, 38, 40, 42, 44, 46, and 106 to 119 inclusive; also the northerly 10 feet of 106, 105, 104, 103 and 102.

E. F.



The Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, and Lots Three (3) and Four (4), all in Section Thirty (30), Township Ten (10) South, Range Four (4) East, San Bernardino Meridian, in the County of San Diego, State of California.

Parcel "A"  
ALSO: Commencing at a point on the boundary line of the Rancho San Jose del Valle whence the closing corner on the South line of Section Thirty (30), Township 10 South, Range 4 East, S. B. M. bears South 57° 04' East 1093.0 feet;

Thence along the boundary line of said Rancho San Jose del Valle North 57° 04' West 676.5 feet to a point on the Easterly side of a road to Eagle's Nest;

Thence along said road South 40° 50' West 82.2 feet;

Thence South 77° 20' West 97.9 feet

Thence South 67° 30' West 126.2 feet to East side of Road to San Felipe.

Thence along said road South 35° 23' East 51.2 feet to East Bank of Creek.

Thence along said creek South 39° 38' West 263.0 feet

Thence along said creek South 40° 17' West 297.5 feet

Thence along said creek South 19° 12' East 123.8 feet

Thence along said creek South 43° 01' West 195.2 feet

Thence leaving said creek South 66° 49' East 348.0 feet to West side of road to San Felipe.

Thence along said road North 34° 09' East 347.5 feet

Thence South 46° 04' East 226.0 feet

Thence North 40° 16' East 285.9 feet

Thence North 70° East 332.9 feet

Thence North 30° 42' East 183.1 feet to the point of commencement.

Excepting therefrom the following described property, marked "B" to be added to the County of San Diego for highway purposes:

Beginning at a point on the boundary line of Parcel "A", whence the initial point of said Parcel "A" bears South 76° 26' East 827.3 feet.

Thence South 35° 23' East 101.3 feet

Thence South 15° 29' East 121.0 feet

Thence South 2° 59' East 130.2 feet

Thence South 9° 21' West 97.0 feet

Thence South 20° 15' West 98.5 feet

Thence South 34° 09' West 40.6 feet

Thence North 46° 04' West 33.0 feet

Thence North 20° 15' East 120.8 feet

Thence North 9° 21' East 88.9 feet

Thence North 2° 59' East 121.5 feet

Thence North 15° 29' West 119.6 feet

Thence North 35° 23' West 83.6 feet

Thence North 39° 38' East 41.4 feet to the point of beginning.



1261 9th 1927  
Globe

1415/80

Together with all and singular, the tenements, hereditaments  
and appurtenances to all or any of the above described  
properties belonging or in any wise appertaining, and  
together with all rights privilege, easements and  
water reserved by the G.P.C. under the terms  
of that certain indenture executed by said G.P.C.  
to W.G. Henshaw dated Nov. 4, 1919 and recorded  
Dec 7, 1919 at page 359 1st. reg. in Book 796 of deeds  
of said San Diego County, Calif.

EXCHANGE BOND



LIST OF LOTS SOLD IN  
GROSSMONT SUBDIVISION

Name	Lot No.	Amount
Heink	3	\$ 1500
Schneider	12	700
Bennett	23	600
Bennett	24-E 20 ft	75
Barnes	35-E 75 "	350
Schults	36	500
Flesner	39	570
Heller	40	700
Heink	45	350
Clark	50	600
Hubbard	61	700
Sessions	62	300
Hubbard	63	500
Kinsley	64	600
Oldberg	65	600
Milsop	66	540
Doyle & Clark	67 & 68	1100
Scripps	69	550
Gilbert	70	300
Bond	71 & 71½	1000
Behymer	72	400
Dodge	74	375
O'Brien	77	400
Peery	78	400
Gjertson	79 & 80	800
Blossom	97 & 98	1000
Lewis	99 & 100	1200
Candee	101 & 2-3	2100
Lieber	117	1250
Lieber	118-119	1200
Carreno	130	1500
Gadski	131	1000
Robinson	132 to	
	136 inc	5500
Bond	137	600
Woole	228 to 230	
	237 to 239	2000
Fuller	231	500
Wister	279	4000
Fisher	280	2500
Guy	324	1550
Burbank	340	1000
Wheeden	341	900
Lewis	359	1000
Rapley	393	600
Mocurry	399	700
Wray	422	750
Hayden	476-485	
	486 & Q	1800
Robinson	pt of 551	3200
Cheany	D	750
Wister	F	600
Vaile	317	1500
Jennings	318	1500
Davis	456 to	
	462	4000
O'Brien	552 & 555	1500
Harris	pts of 440 & 442	410

\$60620



## COLLECTION SHEET

New York, 191.....

Collections made by.....

NAME	DATE OF BILL	GROSS AMOUNT	DISCOUNT	CREDIT VOUCHERS	DEDUCTIONS	NET AMOUNT
						20 06 0
Heinik	3	1500	Lieber	118-119	1200	
Schneider	12	700	Carreno	130	1500	
Bennett	23	600	Gadski	131	1000	
Bennett East 20 ft	24	75	Robinson	132 to 136 inc	5500	
Barnes East 75 ft	35	350	Bond	137	600	
Schultz	36	500	Koole	228 to 230	2000	
Flisner	39	570	Fuller	237 to 239	500	
Heller	40	700	Krister	231	4000	
Heinik	45	350	Fisher	279	2500	
Clark	50	600	Long	280	1550	
Hubbard	61	700	Burbank	324	1000	
Scussors	62	300	Irheiden	340	900	
Hubbard	63	500	Lewis	341	1000	
Kinsley	64	600	Rapley	359	600	
Olding	65	600	McCurley	393	700	
Milich	66	540	May	399	750	
Snyle & Clark	67+68	1100	Henzel	422	1800	
Scryff	69	550	Robinson	476-485	3200	
Silbert	70	300	Cheamy	486+0	750	
Bond	71+71 1/2	1000	Drister	part of 5510	600	
Rehymmer	72	400	Vaile	317	1500	
Dodge	74	375	Jennings	318	1500	
O'Brien	77	400	Davis	456 to 462	4000	
Perry	78	400	O'Brien	552 + 555	1500	
Myerstein	79+80	800	Harris	part of 440 + 442	410	
Blossom	97+98	1000			60620	
Lewis	99+100	1200				
Candee	101-02+03	2100				
Lieber	117	1200				
		20060				



## COLLECTION SHEET

New York,

191

Collections made by

NAME	DATE OF BILL	GROSS AMOUNT	DISCOUNT	CREDIT VOUCHERS	DEDUCTIONS	NET AMOUNT
Schumann/Hunt	3 ✓		117 ✓		Jennings Part 318 ✓	7.75
Schneider	12 ✓		118 ✓		Laris 456 to 62 ✓	
Burnett	23 ✓		119 ✓		O'Brien 552 + 555 ✓	
"East 20 ft	24 ✓		130 ✓		Harris Part 440 + 442 ✓	
"East 75 ft	35 ✓		131 ✓			
	36 ✓		132 to 36 ✓			
	39 ✓		Part 137 ✓			
	40 ✓		<del>224 to 227</del>			
out	Drule		(228 to 230) ✓			
	45 ✓		(237 to 239) ✓			
	50 ✓	Fuller	231 ✓			
	61 ✓		279 ✓			
	62 ✓		280 ✓			
	63 ✓		324 ✓	1.0		
	64 ✓		340 ✓	42		
	65 ✓		341 ✓			
	66 ✓		359 ✓			
	67 + 68 ✓		out			
	69 ✓	Rafley	393 ✓			
	70 ✓	Dr. Curd	399 ✓			
	71 + 71 1/2 ✓	Dr. May	422 ✓			
	72 ✓		int			
	74 ✓		int			
	77 ✓	Hayden	476 + 62 ✓			
	78 ✓		485 + 486 ✓			
	79 ✓	Robinson	Part of 551 ✓			
	80 ✓	Chenier	5 ✓			
	97 + 98 ✓	<del>Dr. May</del>	<del>8</del>			
	99 + 100 ✓	Dr. May	7 ✓			
candle	101-102-103 ✓	Part part	31.7 ✓			



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 64 Folder: 13**

**Business Records - Land Companies - Grossmont  
Park Company - Miscellaneous Grossmont land**



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