

January 7th, 1929.

Mr. R. K. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Russ:

Answering yours of the 14th, the Improvement District Bonds in El Cajon Acres are as follows:

El Cajon Acres Bonds (County Improvement Act of 1921) operate the same as the Improvement Act under which all the work is done in the City of San Diego. They run for ten years, the payments on principal being made yearly on January 1st, and the payments of interest semi-annually on July and January 1st. They are coupon bonds; the principal payments remain the same each year, but the interest payments decrease as the principal amount of the bond is decreased.

The first payment on principal will be due next January. Interest from the time the bonds were issued up to July 1st, 1929, about 5½ months, will be due on July 1st.

Ed. Jr. thinks that the prices we set are entirely too high. I am trying to get someone to take over the selling of the whole tract.

Mr. Brown, representing the Murray Estate, arrives here tomorrow or the next day and as soon as I can get his authority, we will shape something up. The property certainly looks wonderful. The job will be completed in three or four weeks, and we will undoubtedly have to pay taxes the last of next November, so it is up to all of us to get busy.

The folks are all well again, except Sister Mary. She has had an operation on her nose and has been laid up for a week. We have all had the flu down here, excepting Mary and myself. I hope you haven't had an attack of it.

With kindest regards and wishing you and the good wife the Compliments of the Season, I am

Sincerely yours,

RF:GMF

January 26th,  
1929

Mr. R. K. Walter,  
704 So. Spring St.,  
Los Angeles, Calif.

My dear Russ:

Answering yours of the fourteenth will say that Stevens has blown up completely, has only sold one lot, got a deposit of \$5.00 and this party turned out to be a Mexican so I turned it down.

Stevens has flew the coop.

The only way to dispose of this property is through some high powered sales organization. I have in mind Dr. Newton. He sold \$500,000 of property around El Cerrito Heights east of East San Diego.

So far I have not got the Murray Estate interested at all.

The improvements are wonderful and should be done but the taxes are going to be heavy and it is up to us to sell subject to those taxes.

It will cost about three thousand dollars to put up a tent, buy the necessary equipment and finance these people. If you will put up \$1,000 I will put up \$2000 and we will have as security a \$3,000 written order on Smith for collections due Newton. In my opinion, the order is good and we are protected. Then the thing to do is to put a net figure on the price of each lot to you and let him sell and have everything above the agreed price.

I will look after your interests as I would my own.

We are going to put rather high restrictions for building on this property.

I am wiping out every house on the tract and believe it is the thing to do.

I am sending you two maps of your property asking you

# 2

to put your net price on it, these prices to hold good for the year 1929.

We should have restrictions of at least \$2500 as a minimum.

Let me know if you are interested along these lines if possible by return mail.

I may be in Los Angeles Tuesday afternoon on my way to San Francisco in which case I can see you.

Sincerely yours,

EF:AK

P. S. TRUMBOWER, PRESIDENT



Nazareth Knit Co.

MANUFACTURERS OF  
CHILDREN'S UNDERWEAR  
SALES OFFICE, 366 BROADWAY, NEW YORK  
HOME OFFICE, NAZARETH, PA.



ESTABLISHED  
1886

New York, N.Y.  
January 28th, 1929

Colonel E. Fletcher,  
1020 - 9th St.,  
Santiago, Calif.

My dear Ed:

Your letter of January 7th was forwarded to me, and I note that the first payment on principal on the ~~Oklahoma~~ *Oklahoma & Cajon* Acres Bonds will be due next January. As you know I simply have got to move this property before this happens, and will be satisfied to have you put a price on the lots that will move them at once.

From what Ed Jr. told me when I saw him, I think I wrote you that he had told me about the price that would move them, and if this will do the trick I certainly want to move them at once.

Have been here for a few weeks, and both Julie and I had a touch of the flu, but are all right now.

Expect to start home on Friday, February 1st, and we are bringing Julie's brother and sister back with us.

I will not be able to get down to Santiago much before the first of April as I have to go North practically as soon as I clean up a few things in Los Angeles, but you know I will agree to anything that you say is the right thing to do.

With kindest regards, I am

Very truly yours,

March Fifteenth,  
1 9 2 9

Mr. R. K. Walter,  
704 So. Spring St.,  
Los Angeles, Calif.

My dear Russ:

Was mighty sorry to miss you yesterday.

I was in the office until nine o'clock.

Mr. Stern dropped in unexpectedly. He is negotiating to form a syndicate to take over all of Fletcher Hills that means everything to us and I had to go home on the three o'clock train so I was out with him and just missed you on my return.

I am negotiating to get our property sold. The contract is ready for signature. I only have about thirty acres down there in Villa Caro Heights and El Cajon Acres to sell. The Murray Estate won't do anything. You have about thirty acres to sell.

I am buying an outfit that costs over \$1,000 and in addition I will have to loan this man, Mr. Newton, money with contracts as security to help him finance his campaign.

He sold \$450,000 of the El Cerritos Heights property but the money is coming in slowly and I wanted to get busy immediately just as much as you do.

If it comes to a show down will you loan him \$500 on the same security as I am getting - that is the security on the Smith contracts approved by Judge Sloan?

With kindest regards,

Sincerely yours,

EF:AK

March 16, 1929.

Mr. R. K. Walter,  
2538 Scarff Street,  
Los Angeles, California.

My dear Russ:

We have misplaced the map of El Cajon Acres with the prices which you ok'd. Will you please copy the prices from the map to this list, and put your o. k. on same, getting it back to us on Monday as the whole sales program is being delayed because of our failure to locate the map.

Thanks.

Sincerely,

EF:  
KLM

Los Angeles, California,  
704 South Spring Street,

March 18, 1929

Colonel Ed. Fletcher,  
1020-9th Street,  
San Diego, California.

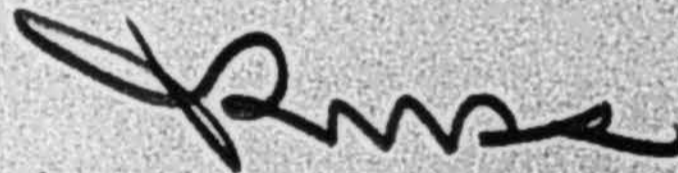
My dear Ed;

I have your letter of March 15, but inasmuch  
I would have to go and borrow the money myself,  
if I loaned Dr. Newton, anything,

I would like to talk this over with you before  
giving you an answer, and hope the next time you  
are up, you will be able to spare a few minutes,  
could meet you any where you suggest, if you  
would give me a ring.

Yours very truly,

RKW:M.



March 20, 1929.

Mr. R. K. Walter,  
704 South Spring Street,  
Los Angeles, California.

My dear Russ:

Answering yours of March 17th, enclosed  
find copy of agreement between Newton and myself today  
which protects you, and I hope is satisfactory.

Will see you in Los Angeles soon.

Sincerely yours,

EF:KLM

April 9, 1929.

Mr. R. K. Walter,  
704 South Spring St.,  
Los Angeles, California.

Dear Russ:

Have advertised for bids and have a bid of  
\$175.00 for re-staking your whole property at El Cajon  
Acres.

Will you send down a check for \$175.00 and  
I will have it done immediately. I am sure we are going  
to be able to sell this property.

Yours very truly,

EF:KLM

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

May 6th, 1929.

Col. Ed Fletcher;  
1020 - 9th Street,  
San Diego, California.

Dear Ed;

I received your letter upon my return from a  
trip and as we are planning to run down to spend a few  
days with the Rices this month I will see you about it  
at that time as I want to also talk over some other  
things in regard to getting rid of the property in a  
hurry.

I just received a bill from the County Treas-  
urer's office for about \$800.00 due July 2nd, and if  
possible want to clean things up before that time and  
would be willing to greatly sacrifice it in order to do  
so.

With kindest regards to everyone, I am

Yours very truly,



RKW:0

May Seventh,  
1 9 2 9

Mr. R. K. Walter,  
704 So. Spring St.,  
Los Angeles, Calif.

My dear Russ:

Answering yours of the sixth will be glad to see you.

Your property can't be sold very well until it is staked.

Dr. Newton has already sold fifty or sixty thousand dollars of my Grossmont property in the last two weeks.

I believe he is going to be a go-getter when he gets to selling El Cajon Acres.

Let me know when you are coming down.

I am leaving on a two weeks trip early in June.

Above all things you should go to Eagle's Nest right off while the trout fishing is good. We caught 54 of them between half past five and half past six last week.

Don't believe all you hear about El Cajon Acres unjust assessments. It's the bunk. The only trouble was that the city of El Cajon and the county engineer insisted upon putting in sewers and storm drains - almost doubling the cost - while we only petitioned for grading and some paving but the job was done remarkably cheap considering all the improvements and I don't believe we will have any trouble selling the property.

Enclosed find copy of letter I have written Mr. Sauer.

Sincerely yours,

HF:AK

June Twenty-fourth,  
1 9 2 9

Mr. R. K. Walter,  
704 So. Spring,  
Los Angeles, Calif.

My dear Russ:

I have just returned from a two weeks trip with Catherine, Edward, Mildred, my sister Belle to Oregon, Yellowstone, Grand Canyon, etc.

We picked up Willis and Steve at Eugene.

We followed your schedule exactly every day and had a most wonderful trip.

The high lights of our trip were taking moving and still pictures of Catherine and her male visitor on her front porch early in the morning - a big bear at Yellowstone.

We saw 285 deer within 2000 feet of us from our front porch in Kaibab Forest.

Boulder Dam is something worth while to look at but not as Haiti.

Willis graduated with high honors.

Regarding El Cajon Acres, what are you going to do about it? It is a mistake to let the property go and I am sure we can sell it later on but it is too hot there now and it isn't the right time to try to sell the property.

If you are hard up for ready money I am willing to advance half of the interest charges that go delinquent July first and the other half you pay and I can be paid with 6% interest from the first sales that I make.

I am hoping to get the Murray Estate down here and let them have me put on a campaign with proper restrictions

on that whole tract.

Please let me hear from you regarding the matter.

Yours very truly,

EF:AK

July 15th, 1929.

Mrs. R. E. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Russ:

Enclosed find copy of my brief prepared by Judge Sloane just filed in the Supreme Court. The Paramount Rights decision went against us, but we trust it will not be sustained by the Supreme Court of the United States. While there is life there is hope.

The remarkable thing is that according to State law now, the water supply of three rivers in this State is governed by an edict of the King of Spain in the 17th Century, while all our other rivers, a hundred or more, are under the jurisdiction of the laws of California, an entirely different law and in direct contradiction one with the other. The Spanish law is not common sense and is wholly technical.

Enclosed find copy of article that was in the papers regarding my scrap on taxes so you see I from time to time get into the newspapers.

Sincerely,

EF:GMF  
Encl.

R. K. WALTER  
704 South Spring Street  
Los Angeles, California


Aug. 30th, 1929.

Col. Ed Fletcher,  
1020 - 9th St.,  
San Diego, Calif.

My dear Ed;

Confirming our telephone conversation of a few minutes ago, you are hereby authorized to dispose of the balance of my El Cajon Acres number 2 at \$250.00 per acre with the understanding that the buyer is to assume all outstanding liens against the property.

Yours very truly,



RKW:0

August 31st, 1929.

Mr. R. K. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Russ:

Answering yours of the 30th, I will certainly do what I can regarding the sale of your El Cajon Acres land and hope to do so in the very near future. It is understood that the acreage is net.

I wish you would write me that you will sell at the same price the Murray Estate sells at if the price is lowered any because when this man comes down I must act quickly, and, of course, I will do the very best I can and do not want a nickel commission.

Yours very truly,

EF:GMF



R. K. WALTER  
704 South Spring Street  
Los Angeles, California

Sept. 2nd, 1929.

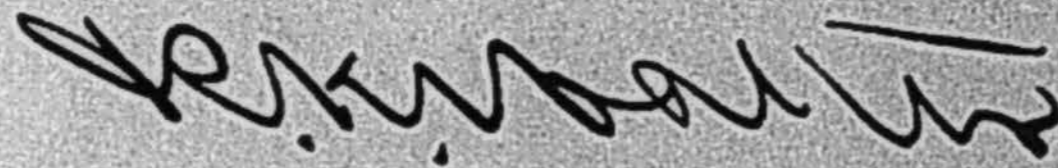
Col. Ed Fletcher,  
1020 - 9th St.,  
San Diego, Calif.

My dear Ed:

I have yours of August 31st and you are at liberty to accept the same price for my El Cajon Acre land as the Murray Estate will for theirs.

I see no reason, however, why this price should be net and would feel much more comfortable in paying the regular commission.

Yours very truly,



RKW:0

September 17th, 1929.

Mr. R. K. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Russ:

Enclosed find recorded deed, which puts the property back in your name.

When you come down here later on, I want to talk with you about this. It is just possible the title can be cleared without any litigation.

Don't forget you are coming down here and we are going up to Eagles Nest together. Bring that good wife.

Yours very truly,

RF:GMF  
Encl.

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

Sept. 18th, 1929.

Col. Ed Fletcher,  
1020 - 9th St.,  
San Diego, Calif.

Dear Ed;

I have yours of September 17th, inclosing a Grant Deed to Lot 36 - Murray Hills - for which I thank you. Will take this up with you when I am down next time which I expect will be some time around the early part of November.

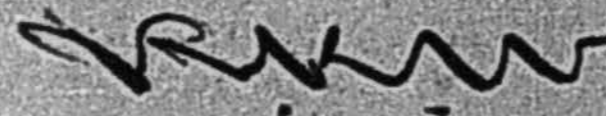
The Municipal Bond Corporation called me up again and I again referred them to you.

We were down to Agua Caliente with some friends from New York about ten days ago, and came by your house a week ago Sunday but it was some where around half past twelve so we did not want to stop in and interfere with your dinner. We went down Saturday afternoon, stayed there over night and came back Sunday afternoon.

We are leaving Monday morning and hope to get back somewhere around October 20th.

With kindest regards, I am

Yours very truly,



RKW:O

October Fifteenth,  
1 9 2 9

Mr. R. K. Walters,  
704 So. Spring,  
Los Angeles, Calif.

My dear Russ:

Let me know when you are coming down and the good wife so we can go to Eagle's Nest.

I am having one devil of a time with the Community Chest work but it will be over with inside of three or four days, I hope.

With kindest regards,

Sincerely yours,

E.F.F.A.K.

P. S. Do you want to set the date or will you let us set it. Your convenience will be ours.

E.F.

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

Oct. 18th, 1929.

Col. Ed Fletcher,  
1020 - 9th Street,  
San Diego, California.

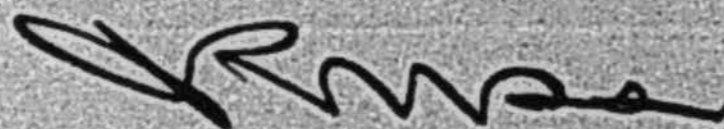
Dear Ed;

I found your letter of the 15th upon my return this morning, but doubt very much if we can get down to San Diego until around Thanksgiving time.

Julie had a letter from Mrs. Rice who told us you were head over heels in Community Chest work. I hope, however, by this time it is over and that you went over the top in your usual fine way.

With kindest regards to you all from us both,  
I am

Yours very truly,



RKW:0

October Nineteenth,  
1 9 2 9

Mr. Russ Walters,  
704 So. Spring,  
Los Angeles, Calif.

My dear Russ;

Answering yours of the eighteenth I will be glad to see you when you can come down.

The Community Chest campaign has been a hard grind but we are within eight or ten thousand of the top and expect to go over this week.

With kindest regards,

Sincerely yours,

26312  
EP:AK

CLASS OF SERVICE DESIRED	
DOMESTIC	CABLE
TELEGRAM	FULL RATE
DAY LETTER	<input checked="" type="checkbox"/> DEFERRED
NIGHT MESSAGE	CABLE LETTER
NIGHT LETTER	WEEK END LETTER

Patrons should check class of service desired; otherwise message will be transmitted as a full-rate communication.

# WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEYEN, FIRST VICE-PRESIDENT

Send the following message, subject to the terms on back hereof, which are hereby agreed to

November 7th, 1929

To MR. R. K. WALTER

Street and No. 704 So. Spring Street,

Place LOS ANGELES, CALIF.

DONT FAIL TO COME DOWN SATURDAY MARY AND I HAVE MADE ALL PLANS

FAILED TO GET YOU BY TELEPHONE CONDITIONS IDEAL FOR TRIP TO

EAGLES NEST

ED FLETCHER

Eng. Ed Fletcher Co.,  
1020 Ninth St.,  
San Diego, Calif.

SENDER'S ADDRESS FOR REFERENCE

SENDER'S TELEPHONE NUMBER

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

Nov. 12th, 1929.

Col. Ed Fletcher,  
1020 - 9th Street,  
San Diego, California.

My dear Ed;

I received bill for the El Cajon improvements from the County Treasurer and have been wondering whether anything came of the Cotton matter. As you know, in January part of the principal will also be due, but I am not going to pay these either.

I would, of course, like to pay my regular taxes on the Murray Hill property, but have been wondering whether under the circumstances it would pay me to settle up for the El Cajon Acres #2, and will await your advice.

Sorry we couldn't get down last week, but will see you at Thanksgiving time.

Yours very truly,

RKW:O



November 13th, 1929.

Mr. R. K. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Walter:

Don't pay any taxes on the El Cajon improvement.

Will talk matters over with you when you come down  
Thanksgiving.

Yours sincerely,

EF:GMF

December Sixth,  
1929

Mr. R. K. Walter,  
704 So. Spring,  
Los Angeles, Calif.

My dear Russ:

I received a letter from W. S. K. Brown in part  
as follows:

"Mr. Walter's letter is very sketchy and very  
insufficient for me to pass an opinion upon. I  
can find nothing in my records concerning the  
property. You might say to Mr. Walter he is  
at liberty to write me direct."

Enclosed find copy of your letter to me in case  
you did not take a copy.

I suggest that you write along somewhat similar  
lines. Before doing so, please give me a telephone  
ring. I have a suggestion to make in connection  
therewith that may be of help to you.

Yours very truly,

EF:AK

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

Dec. 9th, 1929.

Col. Ed Fletcher,  
1020 - 9th Street,  
San Diego, California.

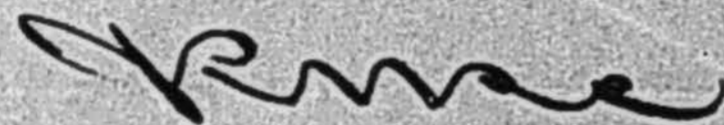
My dear Ed;

I have your letter of December 6th, and realize that the letter to Mr. Brown was not very complete.

However, I have destroyed the records of these payments and have been wondering how best to go about getting him more complete information, as I presume when you moved, your records were also destroyed.

I am leaving tomorrow and will not have time to receive a reply to this, but if you can give me any "dope", wish you would please write me c/o Nazareth Waist Company, 366 Broadway, New York.

Yours very truly,



RKW:0

December 11th, 1929.

Mr. R. K. Walter  
c/o Nazareth Waist Company  
366 Broadway  
New York, N. Y.

My dear Russ:

Answering yours of December 9th, I suggest that you simply write a letter to W. S. K. Brown in a general way along the lines of your previous letter. I wouldn't give much time or thought to it.

Since you wrote the letter to me, I have looked the matter up and find that you cannot clear title to your lot without bringing suit anyway for the reason that the Murray Estate has been closed and the property deeded to the heirs including Mrs. Murray and know that you can't get from them a deed to clear your title.

You may get a quit claim deed and then use that as a basis to bring a suit to quiet title against the world and clear the title that way.

My attorney, Mr. Sloane, says that the best way would be to put up a \$100 or \$200 bond and get a title company to issue a certificate without the cloud on the title. Mr. Sloane says that they never can bring suit and it will be thrown out of court if they ever try to get the property away from you. Considering all the money you have paid and the lack of fulfillment of pledges, you should have your property free and clear of encumbrance and I am going to help you get it.

I would not mention to Brown if I were you that you have found out a deed from him will not clear the title, but simply write a general letter along the lines heretofore suggested and copy of which is herewith enclosed. See what his reaction is. Write it from New York. His address is W. S. K. Brown, 1808 Russ Building, San Francisco, Give him your Los Angeles address.

Ask him for a quit claim deed and tell him you are willing to pay \$100 for it if a deed from him is of any value to you in clearing the title. My suggestion is that you add that to the letter. Make an extra copy and let me see what

Mrs. R. K. Walter -2-2

December 11th, 1929.

you have written him.

We have been having a difficult week to put over a \$125,000 membership drive for the San Diego Athletic Club and it winds up tonight. The prospects look good to go over the top. Ed, Jr. and I have sold nearly \$50,000 out of the \$125,000, so you know we have been pretty busy.

Give my kindest regards to all and wishing you the Compliments of the Season, I am

Sincerely your friend,

EF:GMF

1020--9th Street,

December 31st, 1929.

Mr. R. K. Walter  
704 South Spring Street  
Los Angeles, California.

My dear Russ:

Enclosed find copy of letter to Hotchkiss, that is explanatory.

It strikes me this might be a solution of the problem, altho I will tell you money is terribly tight now. Before you commit yourself, let's talk it over, but I would like your re-action to it.

Have you written to Brown?

With kindest regards to the good wife and many happy returns of the New Year.

Sincerely yours,

EF:GMF  
Encl.

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

June 7th, 1930.

Col. Ed Fletcher,  
1020 - 9th St.,  
San Diego, Calif.

Dear Ed;

I received your letter of June 5th upon my return from a trip to San Francisco yesterday afternoon.

I don't see how I could be any worse off by signing a three year contract with the Bond Company, putting the property in escrow as you suggest. I would not, however, sign this if they expected me to pay the taxes, as I am not going to put one penny more into the property.

If this is agreeable to them, please advise and I will sign any papers that may be necessary.

If the Azalias will be "ripe" on Palomar will be down next Sunday - the 15th - if not will put the trip off for a week and will await your reply.

With kindest regards, I am

Yours very truly,



RKW:O

R. K. WALTER  
704 South Spring Street  
Los Angeles, California

June 27th, 1930.

Col. Ed Fletcher,  
1020 - 9th Street,  
San Diego, California.

My dear Ed;

I have yours of the 26th, and I am turning over the Deed to the Municipal Bond Co., as I believe it best to clean the matter up as soon as possible.

I note the Azaleas are coming out, but we will be unable to get down this week as we have some people coming to the house on Sunday. If you think there would still be any out, and that it would not be too much of a crowd, we might possibly run down the following week if it would be convenient for you.

With kindest regards, I am

Yours very truly,



RKW:O



111-913-

Walter  
D. S. D. S. D.  
D. S. D. S. D.

As you know I purchased  
from your a highway lot 32  
Sumner Hill, many years ago.  
Mr. Murray gave me a bill  
and I executed a mortgage  
in his favor for the sum  
of \$750. For approximately  
four years I paid a \$100.  
a month, as I recollect, it,  
on account of principal  
and interest - then quit -  
you know the reason.

But as regards your  
money I give them to  
you again.

The development was  
not made as promised -  
the road was not  
built - no water was  
ever piped to the property  
line and no arrangements

ever made to furnish  
water to my land.  
I was able to get  
Electricity to the property  
line and as none  
of these things were  
done I refused to  
pay anything further  
and I feel I have had  
just cause for suing  
Mr. Murray and his  
estate, my old mortgage  
now is outturned and  
I cannot maintain any  
suit for damages now  
in all probability, but  
the best thing for  
the Murray Estate to do,  
would be to give me  
a quit claim deed -  
clear my title and  
call every thing square

letter that on the  
estate refund ~~my~~  
my money I paid in,  
with interest, and they  
take title to the property  
will you please  
take this matter up  
with them and get  
their answer ~~and~~  
~~my~~ recollection is  
that I bought this  
in 1911 for approxi-  
mately 5400.  
Yours truly  
R. K. Knicker

February 12, 1945

Mr. Russell E. Walter  
12 South Robert  
Franklin Apartments  
Los Angeles, California

I was mighty sorry not to see you personally, but hope  
that you will come down again this summer, and we will take some trips  
in the back country together. I know how you love it.

You and Russ bought some property on Fletcher Hills  
from James A. Murrey Estate before the depression. Before we could  
get the improvements into Fletcher Hills, adjoining, the depression  
hit us and the Fletchers lost \$400,000 or \$500,000, or to put it  
another way we lost our entire investment with an \$800,000 bond issue  
for roads, cast iron water mains, etc. Then along came the  
San Diego District, and Russ refused to go into the District, so  
we could get no water, and today, try as hard as you may, the  
District will not take in any our lands into the District, as it has  
no right water.

Just as the Murrey Estate lost 300 acres, let it go  
to the city, all the land around the Cassman High School, and the lake.  
Let his property go for taxes, and we did, too. The Municipal  
Bond Company liquidated and got a clear title to all of the Murrey  
property.

Recently the Fletcher Company purchased 11 lots,  
lot 26 and paid \$3300.00 for them, or roughly \$300.00 an acre,  
for adjoining the property which you and Russ deeded to the company  
in 1911. There are approximately 5.65 acres in the lot you deeded  
to the Fletcher Co. of Murrey Hill.

Russ had not paid the taxes for years on lot 26 so we  
had to deal with the Bond Company and have been paying the  
taxes ever since. The total amount of taxes which we paid amounts  
to \$10,000. We also had to hire an attorney to bring quiet title  
action to clear the title to your property and other land.

We purchased from the Municipal Bond Company Lots 25 to  
27 of Murrey Hill, which is right on the highway, and on the bluff with

Page 2

a nice view while your land has only about 2 acres on the bluff similar to that which we have purchased, and the other 3 1/2 acres is down below with no roads accessible and rough land. I would say a value of \$300 an acre for the two acres and \$200 an acre for the balance of it as an outside figure would be fair.

We have all been thru hell financially, but I am getting on my feet again financially, and if you are satisfied with the above settlement, say paying you approximately \$1,000, I am willing to consider it and wipe out the obligation, but not until I investigate to see what it is going to cost to put in two or three wells, put in a pumping plant and run the water over to your property.

What I have in mind is this, that I may, later on, put down wells, develop water and put water on the property from a well over in Villa Caro Heights, 1/2 mile away, and pipe the water over there. It is going to cost a large sum of money to develop water, put in the pumping plant and run the water line, then take a chance on selling the property.

I am enclosing copy of letter that Russ wrote me on January 22, 1940 that shows his attitude in relation to the property.

You might be interested in going in with me in taking some of the risk and sharing the profits, if any. This arrangement can be made, but someone has to dig up \$7000 to \$8000 to put in the wells, and pumping plant, and pipe the water over to the lots. We would have to arrange for a tank and storage system under pressure to give water to these lands, and it is quite an undertaking, but the main thing is I want you satisfied.

I would like your reaction.

Very sincerely yours,

EF M

February 23, 1946 -

Dear Ed,

It was nice of you to think of Russ and me when the question of developing Murray Hill came along. We considered that all water over the dam - and I still do.

I have put practically all of my investments in a Trust for my benefit, and when you go, for my grand-nieces, or you see I am in the picture it goes along with you. As far as satisfaction is concerned - we had a good bit of that. Thank you anyway.

It was so good to see Mary. I do love that gal. Always sincerely  
Julie Walters

April 17, 1946

Mrs. Julia Walters  
512 S. Hobart Street  
Los Angeles, California

My dear Lady:

Although your good husband abandoned the property in Murray Hill and let it go delinquent as far as taxes were concerned for 12 or 15 years and gave me a quit claim deed and I cleaned up all the taxes and have been carrying it ever since, the fact remains that I feel that I owe you something morally if not legally and so I am sending you a check for \$350.00, which is on the same basis as I purchased ten or 15 acres adjoining, all land that is outside the district and has no water.

I am putting \$10,000 into digging wells, developing water and taking the chance of getting a water supply. Neither the Irrigation District nor the City of El Cajon would take us in on account of the shortage of water.

So I am running the risk but I have had partial success in getting water and will have to form a mutual water company and sell water stock, all approved by the State authorities. It is a lot of hard work but I believe it is worth while and we will be able to make money out of it.

While there is no legal obligation I still keep in mind moral obligations and you can use this \$350.00 to just as good advantage as I can.

Always your friend,

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 32 Folder: 14**

**General Correspondence - Walter, Russell K. and wife Julia**



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