

VISTA
REALTY AND INVESTMENT
SERVICE

VISTA, CALIFORNIA

WALTER D. SMYTH, MANAGER

JANUARY
30th,
1929

IN REPLY REFER TO:

January 21st,

1929

Mr. W. D. Smyth,
Vista,
California.

Dear Sir:

I think you have treated us pretty fearfully and I am waiting for a reply from you by return mail with a check on account of rent or an agreement to vacate immediately.

Yours truly,

EF:AK

REAL ESTATE—
Sale, Purchase, Exchange

Acreage
Avocado Lands
Citrus Lands
Country Estates
Improved Ranches
Subdivisions
Business Property
Residence Property

Mr. Ed Fletcher
San Diego, California

Dear Mr. Fletcher -

In reply to your letter of the twenty-first - I can appreciate your point-of-view in the matter of rental on the building I occupy, and I am sorry to have created the impression that I seem to have.

Frankly, I erred in choosing this office location for the purpose in mind, and although I have realized that to be the case for some time, my time investment has been too great to permit me to make a change.

LOANS—

Building
Construction
Mortgage

I have kept the building in good condition, had it re-whitened and remodeled and created an expenditure double what I quoted you, the office was decorated, and, altogether, I am sure I have added materially to the value of the building - and had the opportunity presented itself, I would have rented the place for you to an acceptable tenant.

INSURANCE—

Accident
Automobile
Compensation
Fire
Liability
Life
Theft
All other
Lines

I have also kept the light and water paid. However, I am in no financial position to send you the requested check, and I know I won't be unless real estate activity increases.

BONDS—

Bld
Contract
Fidelity
Fraud
Notary
Surety

If it is your preference that the office should be vacated, to stand idle and deteriorate through lack of care and attention, I shall be prepared to move at your pleasure. If, on the other hand, you are willing to gamble with me, and profit in the event I can make a sale or two when the spring activity we anticipate starts, I shall appreciate your sportsmanship, and will repay you for your investment.

APPRAISALS—

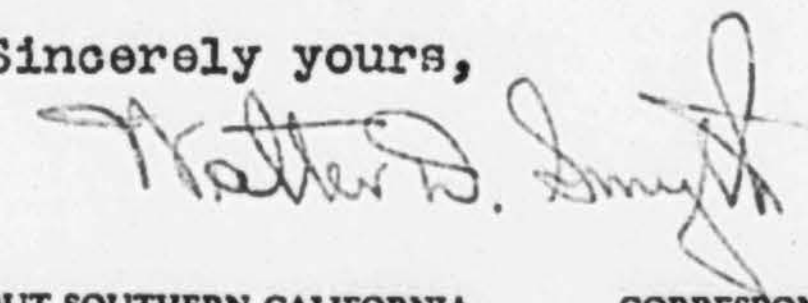
Property
Improvements

CONSTRUCTION—

General
Building
Subdivision

I have stated my position honestly and await your reply on the matter.

Sincerely yours,



February 1st,
1929

Mr. Walter D. Smyth,
Vista,
California.

Dear Mr. Smyth:

Answering yours of the thirtieth will say I will let matters stand in statu quo until I come out there to see you.

I am enclosing letter to Land Owners and Tenants of the District.

What does this mean as far as I am concerned and what should I do?

Yours truly,

EF:AK

October 1st, 1929.

Mr. W. D. Smyth,
Vista, California.

My dear Mr. Smyth:

If you are not ready to pay me \$15.00 a month for the rent of my office until the 1st of October, 1929 for the time you have occupied same, and \$20.00 a month from October 1st, 1929, and send me a check by the 10th of October for past rent, this is notice to you that you are to vacate immediately and any rights that you may have thereunder are terminated.

Yours truly,

EF:KLM

*This man did not pay rent.
How shall we check up on
vacating*

October 13, 1929.

Mr. W. D. Smytho,
Vista, California.

Dear Sir:

I have leased ~~gy~~ building
at Vista. Will you please either send me a check
for \$10.00 a month for the rent to October 1st,
1929 for the time you have occupied the building
or give me satisfactory security for the money
that you owe me.

I desire to have possession
of the building on November 1st, 1929.

Yours truly,

BF:
KLM

October Eighteenth,
1 9 2 9

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

Dear Mr. Fletcher:

I am authorized by Mr. Smith and will settle
the pending suit in a manner satisfactory to
your attorney and ours for the sum of \$500 and
a credit of \$100 re the Tax Factors expenses.

Very sincerely yours,

L. R. Milnes



HUGH EVANS & COMPANY

(INCORPORATED)
INVESTMENT REALTORS

740 SOUTH BROADWAY
LOS ANGELES

November
twenty
1930

Mr. Ed. Fletcher
Ed. Fletcher Company
1020 - 9th St.,
San Diego, California.

My Dear Mr. Fletcher:

I am sorry to have delayed forwarding the information I promised on the SANTA MARGARITA Y LAS FLORES RANCHO during my phone call on the 3rd inst. to you. Certain details concerning the approval of our exclusive brokerage contract on the Rancho were the cause of it.

Your familiarity with this wonderful property coupled with the information contained in the prospectus will, I presume, be sufficient for your initial work. Any further data will be supplied upon request.

To avoid confusion or duplication of effort, we ask that you register with the writer the names of such prospective purchasers as you wish regarded as your clients. We feel a deal of this magnitude calls for frank cooperation -- and "all our cards on the table". Even if we have had prior contact with your clients, (proof of which is subject to your demand), we shall be only too glad to permit you to represent them wherein the contact you have surpasses ours.

With best wishes for your success, I am

Sincerely yours,

WALTER D. SMYTH with

HUGH EVANS & COMPANY.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 26 Folder: 5

General Correspondence - Smyth, Walter D.



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