

June 3, 1916.

Mr. Ed Fletcher,
c/o W. E. Hodges,
Chicago, Ill

My dear Brother:

Enclosed please find letter from Mr. Post, and copy of telegram from Mr. Jorgenson. We are sending a copy of the same to Chicago, in care of Mr. Hodges, so that you will not fail to receive same when you reach Chicago.

The telegram came from Mr. Hodges - that Mr. Ripley would be in Chicago on the ninth or tenth - and I immediately wired Mr. Henshaw, and sent you a letter to Washington, according to your instructions left with Kate and Bertha.

Regarding the wire I sent you of Mr. Holzman's figures: These figures were given by Mr. Holzman to Mr. Mathews personally as Mr. Faule was not to be found at the office or at his home, on that day, and Mr. Post thought it best for Mr. Mathews to continue dealing with Mr. Holzman on this matter as he seemed to be very much excited, when Mr. Mathews asked him for these figures, and inquired if they were for the Railroad Commission or publication, and Mr. Mathews assured him it was neither.

Mr. Geo. Hawley was in this morning, and he is very anxious that you see his son Kent Hawley, in room 701 Pennsylvania Railroad Station, New York, as he says he has been promoted and is at the very head of the electrical work for that railroad.

Everything is going nicely here, and we hope you are feeling much better. We are looking forward for a letter from you as we have not heard a word from you since your first

Mr. Fletcher

-2-

card, regarding how you are feeling, and this was mailed on the first day that you left home. Do keep us posted as to your movements and where we can reach you.

Your loving sister,

Mary

MF:B

Saturday noon.

Holzman still puts us off, but promises to have it ready this afternoon -

John Schmidt was just in and wanted to know if you had made any arrangements to fight Otis, Sam project and says it comes up in 2 weeks. I told him no you had plenty of your own fights on.

[HARRY FLETCHER]
c. Sir

The New Willard Hotel,
Washington, D.C.

January 31, 1918.

My dear Sister,

Enclosed please find letter from Henshaw which I want you to put into our files, and also copies of letters, which will be of interest to you and which should be put in our files.

Too full for utterance ! You will have to wait until my return, but you don't know what a comfort it is to know that you are on the job. Whenever you want two weeks or two months vacation with pay you can have it ! and if I ever sell this water system you are going to get a present of a sum of money or bond in addition to your salary that will make you smile with joy, and when I sell the Volcan, if ever I do, the same programme applies.

I read Mr. Hodges your letter. The only important letter from him was regarding the overhead. It made him smile.

Don't know when I shall get away from here, but do not expect to be in San Diego until a week from Monday the 10th or 11th February. I shall have a hearing there on Monday morning and go home on the afternoon train. Urge my wife to come up to Los Angeles for Sunday and visit Mrs. Post and go home with me Monday afternoon. It will be a change for her. Enclosed find the deed asked for.

With love, and lots of it,

Your loving brother,

[Signature]

| CLASS OF SERVICE DESIRED | |
|--------------------------|-----------------|
| DOMESTIC | CABLE |
| TELEGRAM | FULL RATE |
| DAY LETTER | 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. WILLEVER, FIRST VICE-PRESIDENT

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

April 26, 1929.

Dean Yost,
Board of Admission,
Stanford University, California.

We unqualifiedly endorse character of Stephen Fletcher Consider him one of our finest graduates of high qualities of leadership and personal integrity Was an outstanding athlete in swimming basketball and football Am certain of his success as a student if he is permitted to enter Stanford University

JOHN ASELTINE
Principal San Diego High School

copy mailed to Helen

| CLASS OF SERVICE DESIRED | |
|--------------------------|-----------------|
| DOMESTIC | CABLE |
| TELEGRAM | FULL RATE |
| DAY LETTER | 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. WILLEVER, FIRST VICE-PRESIDENT

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

To

Street and No.

Place

346 Madison St

San Diego

Calif

Yost

John Aseltine

Principal

San Diego High School

San Diego

Calif

SENDER'S ADDRESS
FOR REFERENCE

SENDER'S TELEPHONE
NUMBER

NEW YORK
LOS ANGELES
SAN FRANCISCO
OAKLAND
PORTLAND

CABLE ADDRESS
ANDERFOX
HOLLYWOOD 8181

ANDERSON & FOX

6081 HOLLYWOOD BOULEVARD

HOLLYWOOD

BENRIEN F. ANDERSON
SAMUEL W. ATKINS
ROBERT DE VECCHI
DEAN DILLMAN
LAWRENCE W. FOX, JR.
CONRAD H. MATTHIESSEN, JR.
GEORGE O. MONTGOMERY

MEMBERS
NEW YORK STOCK EXCHANGE
SAN FRANCISCO STOCK EXCHANGE
SAN FRANCISCO CURE EXCHANGE
CHICAGO BOARD OF TRADE
NEW YORK CURE MARKET (ASSOCIATE)

Monday [w/ AUG, 1930]
cm

Dearest Dad -

The Glendale property looks better than most things you have referred to me for appraisal - However - Mr. Jack - the owner of the Apt. Court will not consider trading for anything but southern California farming lands - so the Crow's Landing deal is out. But if its Southern California farming lands - you have it somewhere - and you are just the fellow to enthuse him over it.

While he paid \$115,000 in December 1928 according to the escrow instructions which he has - I would figure on the basis of \$100,000 for his place with \$37,000 against the property or an equity of \$63,000. If

You can locate a \$63,000 farming property - preferably near the coast - at least somewhat near the beaten path - I think you can deal with this man - He knows the farming game and is in the mood.

His property should show close to 80% net before depreciation. I've tried to be conservative in figuring revenues and expenses by taking out the manager's apt. and 50% for vacancy - He claims and I'm inclined to agree with him - that he has only had 30% vacancy for the past year - His property is always rented because of the very desirable location. As to the expenses - I've tried to include them all - of course there is depreciation on such a place and I'll let you figure that. When I say 80% net - I mean 80% on the equity you would have of \$63,000. In 1932 when the mtg. comes due I believe you would have no trouble in getting a loan of \$50,000 on the property if you wanted it. If you wish to deal with this man - get busy right now and will get him down to San Diego and trade him a fine ranch -
Your loving son Charlie

September Twenty-third
1 9 3 0

[Assume from son
Charles (eleven)]
Blaine.
Douglas 9862

Dad:

Attached herewith find data covering income and expense of Mr. George Jack's property at 224 North Isabel, Glendale.

You have seen the court so know its physical appearance. I inspected fourteen of the twenty-four apartments and am satisfied as to their condition and furnishings. The property is 100 x 150 to a 20 ft. alley. There are twenty double apartments, of which seven are furnished. There are four single apartments of which three are furnished. There are eight garages on the alley.

Mr. Jack paid \$115.00 in December 1928 for the property. There is a \$37,000 first mortgage, 7%, due in January 1932, held by the Mortgage Guaranty Company in Los Angeles. I talked with their manager at Glendale and he considers it a very fine loan from their standpoint and states that he is sure it could be renewed at the full amount when it comes due.

There is \$56,000 of fire insurance on the building and \$40,000 earthquake.

The real estate is assessed for \$5400, being 40% of the appraised value of \$13,500. The improvements are assessed at \$20,290 or an appraised value of \$50,775 or a total appraised value of \$64,275.

The rent Mr. Jack asks for the property at the present rent schedule account for his keeping the place full at all times. The rents are ridiculously cheap. He furnishes, gas, water, electricity and Frigidaire for a furnished double apartment, including a garage from \$50.00 to \$58.00 according to the size. That is cheaper than owning your own home. He showed me a waiting list he has for furnished apartments.

There is a balance due on the furniture of \$1794.65 payable \$90.00 a month. At any time that an apartment ought to be furnished Barker Brothers will furnish a double for approximately \$450 and a single for \$225 payable \$50.00 down on a single or \$100 down on a double and the balance to be added to the contract now standing for \$90.00 a month to pay out.

In figuring my income and expense account I think I have been very conservative in the matter of expenses, adding an additional 50% to practically all of his figures except the insurance, interest, etc, which are known figures. Mr. Jack is willing to pay off the street bonds which amount to \$115 and deliver the title free and clear subject to the \$37,000 mortgage plus the \$1794.65 due on the furniture.

-2-

In return for his equity he is to receive approximately a thirty-four acre ranch including the knoll for a building site and four acres of the Rose Tract which you and he agreed upon, planted and cared for for three years. The water system would be left at the expiration of the three years.

He will assume the taxes on the property he is trading and we to assume his taxes.

Rents on the apartment would be prorated as of the date of going to escrow, also fire insurance be prorated.

The center of the creek would be the boundary on the north of the Iron Springs Ranch and a deed or easement for right of egress and ingress to the ranch.

As far as he is concerned there is to be no commission paid to Tucker. If you feel any moral obligation you could to as you see fit.

Also he wants to keep his own personal furniture in the apartment he is now occupying so I am not giving his apartment as a furnished apartment.

As you can see from recapitulation income and expense and after allowing for vacancies there is a net revenue of \$4297.80 a year or approximately 8% on a net equity of \$53500 together with \$37,000 mortgage and making a property value of \$90500.

As I see it you are trading for this net equity of \$53500 the ranch at Flynn Springs of thirty-four acres which by no stretch of the imagination is worth over \$40,000 and it will be a long time before it will ever pay interest on it, in fact, it will never pay interest on the \$40,000 without considerable capital and expense in the planting of citrus, and the Rose Tract four acres planted and cared for for three years at approximately \$3000 a acre or \$12,000 making a total of \$52,000 clear property for his \$53500 equity.

showed

Charlie's original figures of 8% on \$63,000 equity but I have checked the thing thoroughly and allowing for 10% vacancies instead of 5% vacancies as he allowed and increasing the expense for maintenance I would be willing to wager anything that the property will show in excess of 8% net on \$53,500 equity, therefore if you can satisfy yourself that you are not losing money when you sell the thirty-four acres at the ranch for \$40,000 and the four acres of the Rose Tract for approximately \$13,500 then by all means it is a deal which you should go into inasmuch as the property we are trading for is actually caring for itself and whereas the property we are trading will not carry itself.

Also there is a nice profit at the price we are putting our property in at. However, there is this to be considered, we must remove the balance of the Foster mortgage in order to deliver a title. Mr. Foster may be willing to accept the balance of the real estate and giving us a partial release for the balance due him, also there will be the cost of approximately \$1000 in installing the trees and water system on the Rose property plus the care for three years until he takes the property over.

Being a minority partner in this transaction I leave it entirely up to you, but I strongly recommend it.

Los Angeles, California,
February 10, 1926.

Mr. F. S. Baer, Mgr.,
First Securities Company,
Los Angeles, Calif.

Dear Mr. Baer:

This letter will take the form of a report on additional information regarding the La Mesa, Lemon Grove and Spring Valley Irrigation District which I was able to obtain on my recent trip to San Diego and the district.

First, I wish to give you some idea of the growth of the city and locality to which this irrigation district is suburban. In 1920 the population was 85,543; in 1924, 119,787; while for the last year the population, based upon water, gas and electric meters, telephone and city directories, was about 140,000. The bank clearings and building permits have steadily increased over the past five-year period. A table of this period follows:

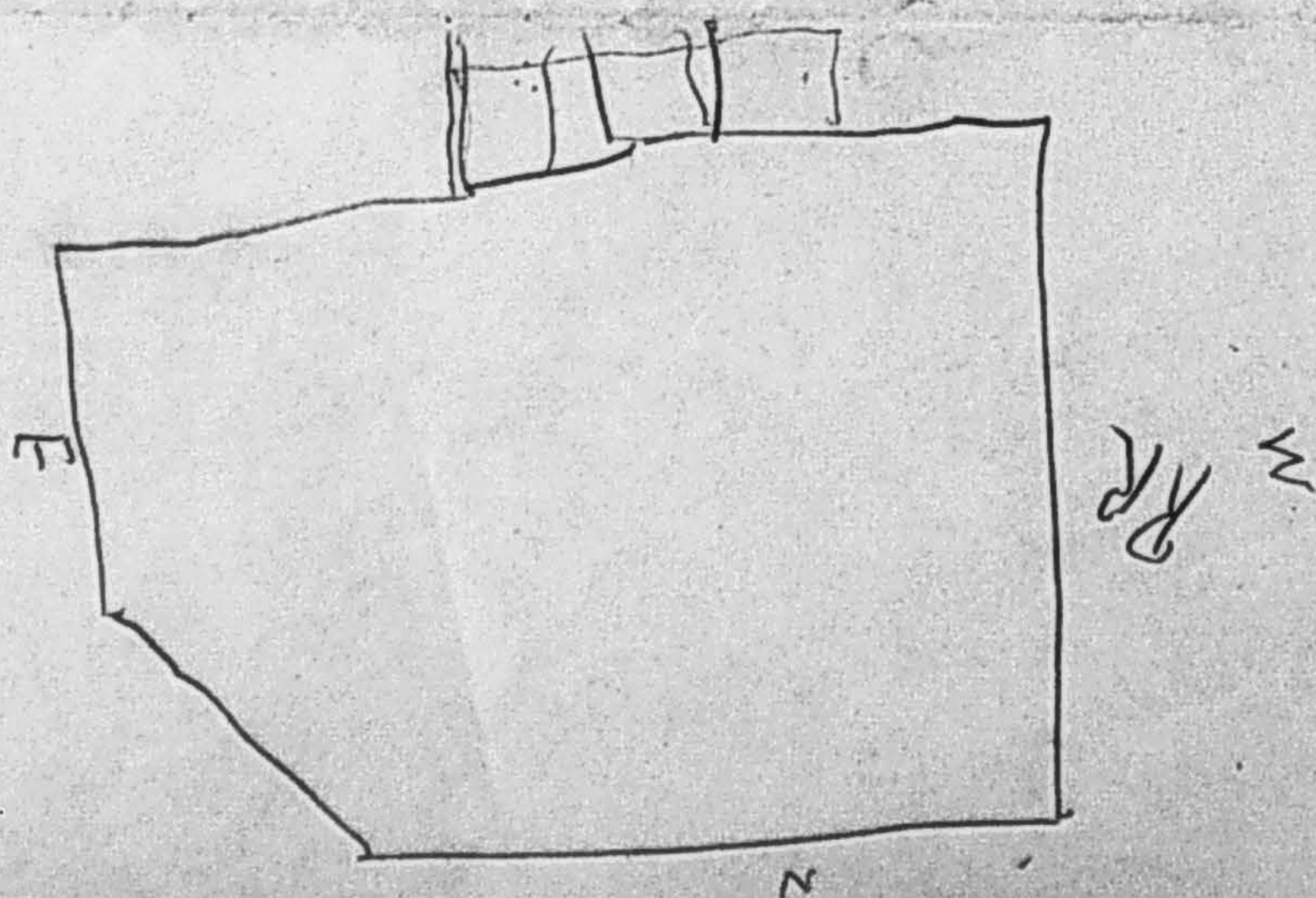
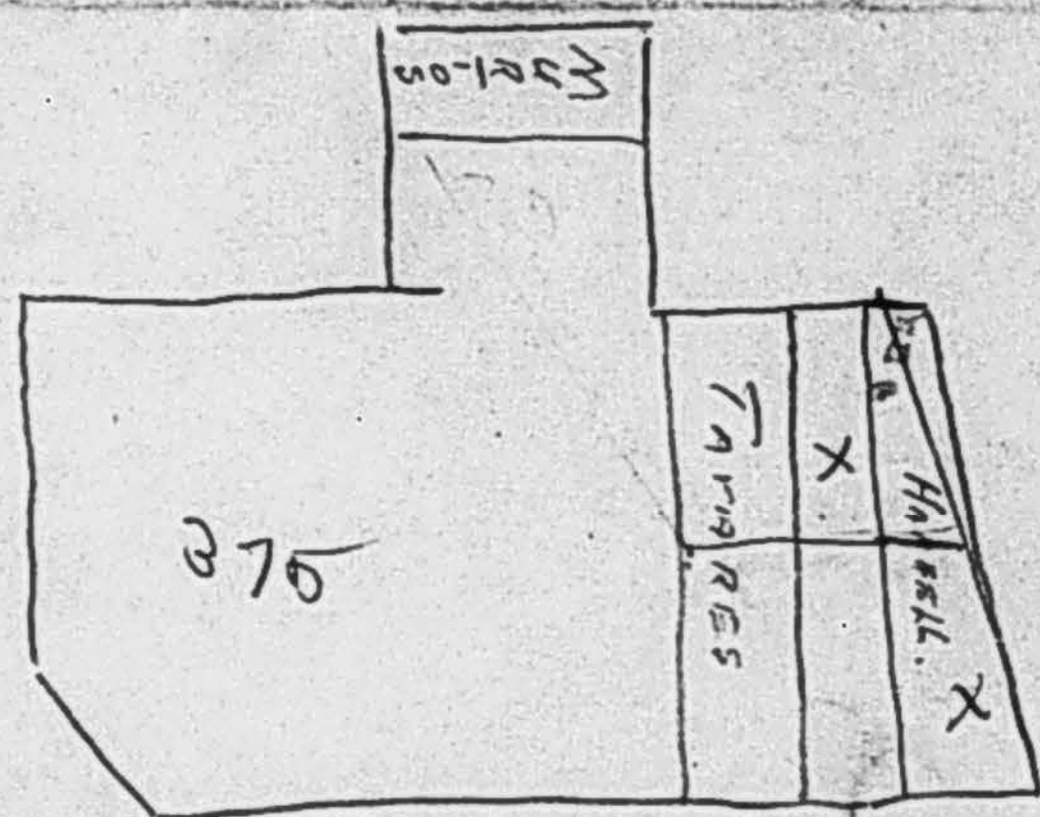
| <u>Year</u> | <u>Bank Clearings</u> | <u>New Buildings</u> | <u>No. of Permits</u> |
|-------------|---------------------------|--------------------------|---------------------------|
| 1920 | \$155,428,722 | \$3,537,107 | 2,609 |
| 1921 | 158,665,092 | 8,228,052 | 4,026 |
| 1922 | 156,938,313 | 10,280,990 | 4,790 |
| 1923 | 187,422,787 | 13,264,144 | 6,275 |
| 1924 | 215,185,261 | 15,152,734 | 7,599 |
| 1925 | 249,815,390 | 18,193,200 | 8,520 |

At present San Diego is in a period of rapid development. This growth is leaning to the East, where the irrigation district borders the city limits for three miles. It is with this in mind that the future of the La Mesa, Lemon Grove and Spring Valley Irrigation District should be judged. In the district they have already begun to feel prosperity reflected in the increased property values. Agricultural lands average from \$500 to \$1250 per acre. Home sites 50 by 140 feet are selling on the average of \$1000 per lot, and some as high as \$1,500. Most of these homes are being built by people who expect to occupy them and are very substantial.

One of the more suburban residential parts of the district, known as Grossmont, is being rapidly developed into another Hollywoodland. Memberships to the new country club have doubled in the past year and active Rotary Clubs have been boosting the development of the district. The population of the district is conservatively estimated at 8,000 and has been increasing at the rate of from 10% to 20% a year. The slow growth up to the present time has been on account of the

Also there is a nice profile of the place as it is, showing our position in the field. However, there is this to be considered, we must have the balance of the lower portion in order to deliver this. Mr. Foster may be willing to accept the balance of the rest of the field, but a small reserve for the balance and this also must be the cost of approximately 1000 in the field. The trees in the center of the field property and the one for the trees are all in the same property.

Being a minority interest in this transaction I leave it entirely up to you, but I strongly recommend it.



Mr. F. S. Baer, #2
February 10, 1926.

lack of water facilities, but since the water question has been settled the growth has been clearly evidenced by the many new homes which have been constructed and the large acreages which have been prepared for irrigation. An adequate water supply is essential in the district, and they are now in a position to assure all the farmers of immediate construction of distribution lines to furnish all the water necessary.

The tax rate for all purposes at present is 1-1/2%, and is the same in and outside the incorporated towns.

There has been a large addition to the grammar school in the city of El Cajon and a new modern high school at Grossmont has recently been completed.

Within the city of El Cajon, \$150,000 is being expended for new paving, and as much has been spent for paving in the past year. A third paved boulevard from San Diego is now being constructed through Choya Valley, which is through the heart of the irrigation district. Business property is selling from \$150 to \$200 per front foot. \$4,500 was recently refused for a lot 25 by 100 feet.

Over the period from 1920 to 1924, approximately \$500,000 was expended each year in building activities within the district, while in 1925 this figure reached about \$950,000. The total present assessed valuation of the district is approximately \$6,000,000. The total present actual valuation of the district, including improvements and personal property, aggregates from \$14,000,000 to \$15,000,000.

The water charges, maintenance and operation and bond interest are overlapping, and have been separated in this way: bond interest \$8.35 per acre on the average; maintenance and operation \$12.00. This, however, is only a very rough average for the reason that a great deal of the water service is purely domestic service within the towns and cities. Rates for water are the same to each consumer. The first 3,000 cubic feet of water used per month by each consumer is considered domestic water, for which the rate amounts to 12¢ per 100 cu. ft. The rate for agricultural water is 6¢ per 100 cu. ft., or \$26.14 per acre foot. The duty of water is one acre foot per acre annually. In 1922, 25.5% of all water sold was domestic. This percentage has increased each year and in 1924 was 32.2%. Although the figures for 1925 are not yet complete, it is certain that the domestic use will show a substantial increase over the figures of 1924, probably running nearly 40%. The remainder of the water has been used for agricultural purposes, which means that in 1924 67.8% of all water sold was put to agricultural use. This clearly shows that there has been an increase from year to year in the demand for domestic water.

Mr. F. S. Baer, #3
February 10, 1926.

The estimated total value of crops raised each year for the past five years is approximately \$1,600,000 annually. The principal crops grown are oranges, lemons, winter vegetables, berries and grapes. The value of the crops grown per acre of land cultivated for the five-year period would average as follows:

| | |
|------------------------------|-----------------------------|
| Winter vegetables | \$100 to \$300 per acre net |
| Oranges and lemons | \$300 to \$500 per acre net |
| Berries | \$75 to \$150 per acre net |
| Grapes | \$100 to \$400 per acre net |

San Diego County is the second county in the production of eggs within the State, and this particular district produces the bulk of all the eggs from this locality. The winter vegetable growers have done very well, without exception, in the past year. The Union Fruit Company, who are the shippers of tomatoes for just a few of the farmers about La Mesa, gave me the following figures: In 1924 45 carloads of tomatoes were shipped for a total of \$53,000, while in 1925 109 carloads were shipped for a sum of \$120,000. I was also told that the growers netted approximately \$200 per acre.

The Lemon Grove Fruit Growers' Association shipped \$167,548 in citrus fruits in 1924; this figure in 1925 was \$274,824. In this Association there are one hundred members and the Association handles all the fruit grown on 700 acres. The El Cajon Citrus Fruit Association in 1924 showed that they handled \$200,861 worth of fruit, while in 1925 this figure reached \$260,598. The number of acres of fruit trees was 700, as in the case of the Lemon Grove Fruit Growers' Association, but with a membership of only sixty farmers.

Banks deposits reflect to some extent, the development in the past year. Deposits in the Bank of La Mesa for 1924 were \$469,370, and increased to \$508,169 in 1925.

The La Mesa, Lemon Grove and Spring Valley Irrigation District has in the past enjoyed very favorable times, both as an agricultural and residential district, and with the present increasing tendency of the City of San Diego to grow eastward, it will only be a short time when this irrigation district will be developed into a suburban residential district.

Very truly yours,

Charles G. Fletcher

Charles Fletcher.

San Diego, California,
February 10, 1932.

TO WHOM IT MAY CONCERN:

This is to certify that I knew James A. Murray from 1909 until his death. He was a regular visitor at our home when in San Diego and with my husband we had many happy trips together. He was very friendly with Mr. Fletcher and many times personally told me of his confidence in Mr. Fletcher's ability and integrity.

During this period Mr. Fletcher, at the request of Mr. Murray, went to Pocatella, Idaho and to Livingston, Montana, with authority from Mr. Murray to sell to those two cities the water works which Mr. Murray owned. I accompanied Mr. Fletcher on one trip. Mr. Fletcher got an offer for the Pocatella Water Works, which at the time Mr. Murray rejected, but later on he accepted. The price as I remember it was \$250,000.

Mr. Fletcher got an offer of \$200,000 for the Livingston Water Works, which Mr. Fletcher in my presence urged Mr. Murray to accept, but which Mr. Murray rejected at that time, and I have been informed the city paralleled Mr. Murray's lines, with the result it made Mr. Murray's system practically worthless.

Mr. Fletcher, to my knowledge, never received any compensation for this service, nor for a trip to Kingman, Arizona and another trip to Salt Lake City, made at Mr. Murray's request.

Mr. Fletcher and I on our joint note owed Mr. Murray at all times considerable sums of money, and from time to time Mr. Murray promised us that he would see that Mr. Fletcher received reasonable compensation for negotiating and helping to sell the Cuyamaca System and other service when the Cuyamaca System was sold. After 1918 Mr. Murray never asked for either principal or interest on our note which Mr. Murray held. Mr. Fletcher was not in a position to dictate to Mr. Murray as we owed him so much money, and matters drifted, with Mr. Fletcher not receiving a cent in salary for eight or ten years.

Several times before Mr. Murray's death, Mrs. Murray, in a general way, confirmed this and knew the circumstances.

There was a relationship between Mr. Murray and Mr.

Page 2

Fletcher that was one of friendship in addition to one of business, and Mr. Fletcher left matters entirely in Mr. Murray's hands in the matter of financial settlement.

Mr. Murray was a guest at our house regularly, and Mrs. Murray told me that our house was the only place where Mr. Murray accepted the hospitality of a home outside of his own home.

At Mr. Murray's death Mrs. Murray sent for Mr. Fletcher, and on his return Mr. Fletcher told me that our notes to Mr. Murray had been given to Mrs. Murray by Mr. Murray, and that she had agreed to return those notes to us; that she was familiar with all of the circumstances, that Mr. Murray had discussed it with her and all she wanted was Mr. Fletcher's services in a settlement with the nephew, James E. Murray, so as not to have litigation; that Mr. Fletcher must help her out in every way possible.

Mr. Fletcher took her at her word and was gone for weeks at a time, one trip to Montana, another to Seattle, a third to Portland and several trips to Monterey to see Mrs. Murray and to testify in certain litigation at Salinas pertaining to the Murray Estate, also to San Francisco.

Before Mr. Murray's death, while Mr. Stern was living in Berkeley, I distinctly remember hearing Mr. Fletcher tell Mr. Stern everything pertaining to the Murray notes we had signed. After the purchase by Mr. Fletcher and Mr. Stern of the Murray interest, Mr. Fletcher told me from time to time of his conversations with Mr. Stern regarding these notes and the understanding with both Mr. Murray and Mrs. Murray for the return of said notes.

I personally remember hearing some discussion between Mr. Stern and Mr. Fletcher regarding the return of the notes along in the year 1926 or 1927 at Cuyamaca Lake, and Mr. Fletcher, on his own initiative, to satisfy Mr. Stern, agreed to give Mr. Stern an undivided one-fourth interest in 800 or 900 acres on the south and west slope of the North Peak of Cuyamaca Mountains, as additional profit to offset the return of the Murray notes to Mr. Fletcher. Mr. Stern seemed delighted with the additional compensation

and made no complaint.

I was amazed to hear last year that Mr. Stern had again brought up the question of any interest he might have in the Murray notes, as it has been my understanding all of the time that the notes were returned for service rendered by Mr. Fletcher before and after Mr. Murray's death, and was Mrs. Murray's own proposition.

Mrs. Murray, after Mr. Murray's death, told me personally that our notes would be returned when the controversy with James E. Murray and the other heirs to the estate had been settled.

Mary C. B. Fletcher

November 6, 1939

Col. Ed Fletcher
1020 Ninth Avenue
San Diego, California

Dear Dad:

It is our understanding that the Thums have agreed to settle the deficiency for \$3500.00 but that the source from which you had hoped to get the money has at the last moment gone back on you. Therefore, in the hope that we may be of some help, we submit the following as a possible method of satisfying the Thums. We submit this proposition with the one condition that if the Thums accept it they must give you a complete release from your obligation to them, and waive any future deficiency, et cetera.

If you can raise \$7000.00 in cash we and our wives are willing to sign, each, a note in the amount of \$4000.00, to be paid for in equal installments, including six percent interest over a period of five years from the date of acceptance, first payment to become due at the end of one year. These notes are to be endorsed first by Ed Fletcher and Mary C. B. Fletcher, and secondly, by the Grossmont Park Company, a Corporation and Ed Fletcher Company, a Corporation, and also by any daughters holding property, for the sake of convenience, in their names, which actually belongs to you.

In other words, if you are not able to meet the payments of \$5,600.00 each year as they come due the Thums will have the right to call upon the makers of the individual notes to make the payments for you. Naturally, for any one of us to raise the amount of money we might be called upon to would be a difficult task, and therefore, we suggest that if the Thums accept this agreement that immediately a comprehensive plan be mapped out, so that these payments can be met when due.

We recommend that before submitting the proposition to the Thums, the \$7000.00 be placed in escrow and that the signature to the individual notes be secured and in that way we can go to them with a proposition that is definite that we can assure them can be carried through to its logical conclusion.

We suggest that either you submit this, yourself, personally, or possibly two of the sons, whichever you feel to be the wisest course.

Although the credit of many of us does not amount to much we feel that our willingness to go your bond, so to speak, will be of some help in settling this matter once and for all.

YOUR SEVEN SONS,

101 2000 ON THE OTHER SIDE OF THE STREET FROM THE HOUSE THE
STATE OF CALIFORNIA TO THE CONSTITUTIONAL VIOLATION TO A HOUSE OF REPRESENTATIVES
SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES
THE HOUSE OF REPRESENTATIVES SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES
THE HOUSE OF REPRESENTATIVES SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES

12 Allen Street
Arlington, Mass.

THE HOUSE OF REPRESENTATIVES SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES
THE HOUSE OF REPRESENTATIVES SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES
THE HOUSE OF REPRESENTATIVES SHOULD BE UNDER CONSIDERATION WITHIN THE NEXT TWO DAYS TO THE HOUSE OF REPRESENTATIVES

June 24, 1941

My dear Virginia
I am writing you from Sacramento where he worked 12 to 15 hours a day under excitement and tension that you can little imagine. He had to over-ride the Governor's veto 10 or 15 times, and I was very fortunate in passing legislation which I introduced. I did not write Governor Olsen asking him to sign any of my bills, in fact, I am hardly on speaking terms, but he signed them all - nearly twenty of them so they must have been good. He has no use for me at all nor I for him.

Your old man is now away from Sacramento where he worked 12 to 15 hours a day under excitement and tension that you can little imagine. He had to over-ride the Governor's veto 10 or 15 times, and I was very fortunate in passing legislation which I introduced. I did not write Governor Olsen asking him to sign any of my bills, in fact, I am hardly on speaking terms, but he signed them all - nearly twenty of them so they must have been good. He has no use for me at all nor I for him.

Your mother gained ten pounds and came home in fine condition, excepting, of course, her age is telling on her and she cannot walk much or do the work that she has been doing - she tires very easily. We are both going to the Doctor in the near future for an examination and a real check-up. By watching ourselves now, we may be able to live a few years longer than we otherwise would. Your mother was the "Queen Bee" of them all up in Sacramento - she had so much attention and so many invitations she could not keep up with them all.

He had a wonderful trip with Lillian and the two grandchildren up the Klamath River and through the Redwoods. Did I ever send you a picture of myself taken in the Senate Chambers during a Session? Mother also has one or two pictures taken up the River that I told her to send to you. If you have not received them, let me know.

It is good to be back home, wonderful weather and Sunday we went up to Del Mar with the grandchildren - they were lying around everywhere, any number of them, small and big, with three babies - the names of which I do not know. In addition, they threw in another three or four months old kid who belongs to young Ambrose and his wife. We spent a lovely afternoon and only wish you had been there. Katherine with her young lady daughters had the big house full - 15 or 20 of them, while the rest of us piled in at the Sandollar. Everybody brought their own lunch and all ate out on the beach - the place was crowded. We have recently acquired ownership of all land clear to mean-high tide - formed an association, so we have a private beach of our own in perpetuity.

I am looking up at wild azaleas which came from Cedar Creek. Does it bring to mind a trip to Palomar when we went up to get azaleas for your bedding? Your mother-in-law and brother-in-law, I believe, and one or two others went along - what a trip never to be forgotten.

You won't know San Diego - it is unbelievable the new developments with five different Camps of Marines and Navy, a new Aviation Base at the south end of the Bay; 3750 homes in one Government project on Linda Vista Mesa; 15,000 Marines out on our property and other property at Camp Elliott and about the same number at Torrey Pines. For a mile and a half there is under construction airplane buildings from Old Town down to the Civic Center belonging to Consolidated Aircraft, to say nothing of homes for 2000 on the flats going over to the Marine base for the Navy; the

Submarine and Naval training activities, and 2500 new homes on Pt. Loma. Everything is Army and Navy and houses are going up everywhere as if by magic with 125,000 more people here in the last 18 months, but no agricultural land is selling at all and no lots selling - only houses and lots under FHA mostly.

Come on back, dear, and go to Eagles Nest and catch your own trout. The Lake has been restocked with trout of good edible size. We are going to build a bridge across to the Island of Cuyamaca in the near future - have the piles up there already. Cuyamaca is becoming a big paying proposition for us.

The Government is building a Military highway to Escondido, Temecula and a connection to Marsh Field, and they are rebuilding all of the Mountain Springs Grade again for Military purposes.

Mother and I are living from month to month, not knowing what we are going to do yet. We are very much disappointed at what the Government offers us for our lands at Camp Elliott, but from every indication they are going to increase the price very materially. We have plans ready but not the money available to build at Grossmont yet. We have agreed to get out of the house at 4th and Walnut the 1st of October, but I think they will have a hard time selling the property and we will stay on from month to month until the property is sold. We sure hate to leave - it is most beautiful now but it will cost us \$35,000 to pay off the obligation we owe Tinken. They are taking a deed to the property, giving us back our notes and are trying to sell the property for \$20,000 or \$25,000. In other words, property that cost us \$75,000, they will be glad to sell for \$20,000 to \$25,000, and your mother and I have already lost \$45,000 that we put into it.

We are all paid up with Thum, the Banks and the 9th & Broadway property. Our loss there was in excess of a million dollars based on 1929 values, but what is the difference as between friends. We have our courage back nobody can put us into insolvency now and we are going to be able to leave any amount of land to you children and some valuable assets with enough revenue to feed us as long as we live. The Eagles Nest and Del Mar properties I want in trust for you children forever, at least for 99 years for you and yours in loving memory.

Have you any idea when you can come out here again and be with us? When you feel like it, write your Dad a letter in answer to this, one of those oldtime letters as between Dad and daughter.

Always, your loving

DAD

cc-Steve Fletcher
Mrs.S.W.Fletcher
Ed Prouty

cc-Dr.S.W.Fletcher
cc-Mrs.S.W.Fletcher

August 2, 1941

My dear Claire and Eugene:

How happy we were to get the good news that Eugene, Jr. had come. I suppose you received a telegram as we did from Virginia that Susan had arrived before your baby came into the world. However, you are in a strong position to claim #20.

One lawyer argues that the official time is the legal time the child is born in the location where it is born. Under those conditions, Eugene Jr. is #20 - having been born at 10:40 A.M. as the certificate of birth will show; while Susan Hawk came at 11:59. Then there is the question of daylight saving time, and whether that is legal time or not, we do not know. If the legal time is the Standard Eastern time and not daylight saving, then Susan Hawk was born at 10:59, and your baby, my dear Claire, was legally born at 10:40 - officially beating Virginia by nineteen minutes. Mother will send you newspaper clipping - it is an interesting one and know you will enjoy reading it, but to think of getting two grandchildren in one morning, is going pretty fast - is it not?

I do hope by this time that you are out of the woods, feeling fine and joyful. Is it a long baby or a short one? The mother and the first baby usually steals the show so undoubtedly it will be a small, well formed boy with the mother predominating, but my heavens, look out for the second one - it will be a big one and long with the father predominating. This is my prediction. Well, we are proud of you and hope to have a letter soon saying you are feeling fine and out and around again.

Mother and I took Major General Upshur and his wife up to Eagles Nest last Wednesday evening. He caught 11 beautiful trout, 9 to 12" long, in 15 minutes and had them for dinner at Warkers Hot Springs.

What are your plans? Have you any idea if and when you are going to Fresno and will you be coming down this way soon?

With love and blessings on you all,

Your loving Daddy

Mrs. Claire Fletcher
3011 North 20th Street
Tacoma, Washington

August 2, 1941

My dear Virginia and Vernon:

What a commotion! Two grandchildren the same day. I do hope, my dear Virginia, you are feeling fine and will be up and around again soon - you do not know how proud we are, and just to think it is a baby girl. That was a very courageous letter you wrote, your last one, just as Vernon was leaving and I know how you both must have felt, but it must have given you courage and comfort to have Vernon with you a day or two. You are getting some of life's hard knocks, the bitter and the sweet, but it is worth it, and now that the baby girl is here, you have everything to be thankful for.

A grave discussion is on as to whether Susan is #20 or #21 - Eugene claims #20 in his telegram. If the law is that the time of birth is the location where the child is born, then your child was born at 11:59 A.M. and Eugene, Jr. at 10:40. If that is the way the certificate shows - Susan is #21, although mother and I received your telegram that the baby had come ^{before} Eugene, Jr. was born. Then again, there is the question of Daylight Saving Time. If the legal time was 10:59 instead of 11:59, you are moved out by only nineteen minutes. This is getting too deep for me so I am securing a legal opinion from the Attorney General of California and will send you a copy of same.

All are well here. We deeded the 4th & Walnut property and got our \$35,000 worth of notes back and will give possession October 1st. We are looking for another place. Mother will write you about everything.

We are anxious to see those two babies of yours - let us know what your plans are - you will be mighty welcome out here and more than I can say.

Mother and I went up to Eagles Nest last Wednesday night with Major General Upshur and his wife - caught 11 beautiful trout in 15 minutes and had them for dinner at Warkers Hot Springs. Del Mar was never lovelier - Lillian and Lawrence are enjoying it immensely. We have had wonderful summer weather.

1. DEATH INFORMATION - DEATH OF THE DECEASED WAS REPORTED TO THE POLICE BY THE
DECEASED'S NEARBY, WHO STATED THAT THE DECEASED WAS FOUND DEAD IN THE
STREET, ABOUT 10:00 PM, ON 11-11-68. THE DECEASED WAS FOUND Lying ON THE
Pavement, WITH A BLOOD STAIN ON HIS CHEST. THE DECEASED WAS IDENTIFIED AS
JOHN J. DECEASED, AKA, DOB: 11-11-1911, LAST KNOWN ADDRESS: 1111 11TH ST, NEW YORK, NY 10001.

FORM 100-1 (Rev. 1-25-60) - U.S. DEPT. OF JUSTICE - FEDERAL BUREAU OF INVESTIGATION

ten years. (b) The above is based on the fact that the State Department has been advised that the above information is correct and that the State Department has been advised that the above information is correct.

Vernon, my boy, you are a dear. Sometime when you and Virginia are stationed here in San Diego, we will cheer you both with

With love and blessings on you all, as ever

Yours lovingly, John

FROM THE NEW YORK OFFICE OF THE ATTORNEY GENERAL
TO THE NEW YORK OFFICE OF THE ATTORNEY GENERAL

U.S. DEPARTMENT OF AGRICULTURE

המחלקה המרכזית לביטחון המדינה, תל אביב, 1957.

Agent Mrs. C. V. Hawk
12 Allen Street

[illegible]

... ..

1952

4

Wednesday

Earle Davis

El Centro

Dear Dad:

First of all I want to thank you for going to so much trouble in sending us the printed copies of Earle Warren's legal opinion. We have read it to many of our friends who have enjoyed it as much as we do ourselves. One copy has been placed in the books book and one other will be filed away with other important documents. Gladie and I certainly enjoyed your visit, as short as it was. Please make a practice of stopping in on all trips up and down the coast.

I have a favor father that I would like to present to you. As you know Gladie's father-in-law, Howard Crawford Carey, is now a "Border Patrol Inspector" under the ^{U.S.} Department of Justice Immigration and Naturalization Service. He has been in this particular work for better than 15 years; naturally he knows the job thoroughly and is capable of assuming great responsibility. The job Mr Carey is trying to

get is that of ^{or in} the "Special
Inspection Division" which also
is under the U.S. Dept. of Justice
Immigration and Naturalization.
Mr Barry work in El Centro and
as was the case in Yuma and
Chula Vista is across the line,
undercover work. Practically all
his experience has been "Special
Inspection" which qualifies
him 100% for this promotion.
Mr Barry speaks Spanish fluently,
is a finger print expert and has
many additional qualifications.
A number of his associates, whom I
have met, and are both of less ex-
perience and abilities, have been
transferred to the Special Inspection
Division through political pull.
Though Mr Barry was highly recommended
for the change, the department at
El Centro felt his need too much
as he is the only man they have who
can get results; thus he is handicapped

Anyone would do the same thing to make his station look good, but this is not fair to Mr Carey or you can readily see.

In short, the man who is in charge is Lemuel B Schofield, Special Assistant to the Attorney General, Washington, D.C. As it is obvious, to be known that political pull was used, would be detrimental to Mr. Carey's standing.

Mr Carey's service record can be found in his present department and I am sure will show evidence of sincere effort with excellent results.

From a personal standpoint, naturally I am prejudiced however from my personal observation I would say that first of all he can assume the new job without a great deal of training; his practical experience, and you know what this is, will be of great value to him in the new position.

Secondly he has this promotion coming as a reward, far more so than the greenhorns who have been pushed in by political means. (This means nearly \$500 a month raise in salary to him). Our cause being held back purely for selfish reasons of the one or two men above him in the Valley. Thirdly I feel positive, and this is important, that if considered he will fill the position well, thus releasing any responsibility on your shoulders and those above who have made it possible. If I did not feel that he had taken a royal beating and as long as there are means of overcoming such obstacles I am asking this of you and.

Not knowing anything about the Political Machine or Washington set up I fail to comprehend how to go further but I feel sure you will enlighten me of the errors in making, position & be getting you

in, or the likelihood of this materializing. Considering my inexperience and immaturity I hope you will understand.

~~and~~ Will you kindly drop me a note soon as to what your opinion is? If more details are required, they will be supplied immediately. As I understand it there are a number of vacancies open now in the above mentioned department and available stations on the Pacific Coast are San Francisco, Los Angeles, and San Diego, naturally these three are preferable but that again would be secondary.

Am going to Ray Jones for dinner this evening so must hurry. Hope this request I make, father will go through, and

until I hear from you, Claire
and I send all our love to
you and mother.

Your loving son
Eugene

Meunier
September 20, 1944

Dearest Mother and Father:

We are now located in Corsica and though not as comfortable as before we can see evidence of a more promising future. Corsica is a beautiful country, rugged and a bit more interesting than Sardinia. French is the native tongue though many have an Italian strain. We will be bathed from the skies often from now on during the transition to fall and winter, naturally influencing operations.

The past six weeks have been extremely busy ones, trying to disorganize the retreating Germans and eliminate avenues of escape. They have had the advantage of terrain and have been able to do much with little. The Russians or no one else could have moved any faster than our troops due to this topographical edge. Once we can get into the Po Valley the movement should be rapid, maybe soon.

Finally my work is about done. The Group organization is uniform with the right people in the right jobs. Everyone both administrative, technical and operational personnel know their responsibilities well so that problems are handled in the easy or simple manner rather than in the scrambling technique as before. The spirit is good and results very satisfactory. Don't get the idea however that we are self-satisfied for without question there is much room for improvement. It has been a grand task and one I consider valuable whether a civilian or a career future. It is similar to a corporation and a big one considering the equipment and personnel, let alone the responsibilities attached. The lessons learned could never be taught in any other manner. One learns his strength and weaknesses very shortly because people under these conditions aren't afraid to judge and appraise, subsequently letting you know where you stand.

Soon I hope to be enroute to San Diego with but one plan in mind. I want to learn the art of being a husband and a father. The war isn't over but we have at least 50 years ahead of us and I don't intend to allow anything to prevent maximum absorbment of everything life has to offer. After and while getting really acquainted I will pursue whatever job they give me with the same interest and drive I have attached this one. - Whether I go abroad again is a rough guess and I would rather let the cards unfold themselves.

I thought that going overseas would be one of life's greatest experiences but in reality it seems quite mild compared to the thought of returning. The country and people will seem very strange. The thought of taking on once again of family responsibilities combined with the unequalled joys of a family really takes my breath away. A great deal of the emotion will die away quickly no doubt but there is something deep inside that has eternal life.

Everyone who goes overseas sometime or other is faced with the realization that he will never return to American soil. To have lived through varying experiences for over two years causes one to wonder why. Why has your life been spared while other chaps have been unfortunate to be at the wrong place at the wrong time. Enemy still is not particular who it strikes. Who

September 21, 1942

and how to thank concerns me. Though I have attended church services but four times since leaving the U.S. I have felt closer to God than ever before and prayer was easy. I am sure I will be more conscious of God and His teachings as a result of all this, if only in a greater appreciation and interest in the simple and everyday problems of peoples, and continents surrounding us. Before the war it was a fast life, artificial and selfish; perhaps we will all benefit. I do anticipate that we have a difficult problem in America settling our political, economic and social problems starting right soon. The civilians at home who have not cooperated; those who have; and the Armed Forces overseas will be a tough bunch to control. Already the fortune hunters are ready to bleed the public as war production decreases and domestic production increases.

Your letters have been very informative so that I believe I will be up to date when I get back. Please don't expect me to spend a lot of time seeing relatives when I get back for as I mentioned before, I have a lot of homework to do which will be a twenty-four hour pleasant task. Claire and I probably will go on a trip fairly soon after I arrive, where I don't know.

Please give my love to everyone, trusting this note finds you in excellent health and spirit.

Your loving son

Eugene

HOME ADDRESS
1020 NINTH AVENUE
SAN DIEGO 5, CALIFORNIA

SACRAMENTO ADDRESS
STATE CAPITOL

ED FLETCHER
FORTIETH SENATORIAL DISTRICT

CHAIRMAN
COMMITTEE ON NATURAL RESOURCES

COMMITTEES—
BUSINESS AND PROFESSIONS
FINANCE
LABOR
NATURAL RESOURCES
PUBLIC UTILITIES

CALIFORNIA LEGISLATURE

September 6, 1946
S e n a t e

To: Ed Jr., Charlie, Willis, Steve, Ferd and Pitts:

I see by the papers that a plan is on to investigate the purchase and sale of government materials by companies and individuals. This undoubtedly is a political move now and may include the Ed Fletcher Company.

You have all the facts of our struggle to keep Fletcher Hills—the Mattoon Act and 10 or 12 years of delinquent taxes and how it came near breaking us financially.

As you know the improvements in Fletcher Hills #2, under lease to the government, including the Mattoon Act bond issues, surveying, etc., to say nothing of the original cost, involved at least \$400,000 or \$500,000, including the construction of roads, power line, water mains, the original cost of the water system before the Irrigation District took over, clearing the land and building fences, etc., etc.

On May 1, 1939, with all the facilities in, we leased without cost, a portion of this land for the CCC and the government had free use of the land and facilities for three years and then the Army stepped in and took over the CCC Camp without consulting us; immediately took possession of 1500 acres, approximately, with all improvements, made its own determination as to rent and paid us the ridiculous sum of between a dollar and two dollars per acre and kept possession until the spring of 1946, making it impossible for us to develop our property. During the period of 1939 to 1946 La Mesa, adjoining us on the south, increased in population 135%; El Cajon 115% and values rose from 200% to 400% through demand and development, although our lands were subdivided ready to sell with the facilities all in excepting gas which could easily have been obtained for this property under lease to the government by the expenditure of \$3000 or \$4000. We were kept from the benefit and development of our property and suffered a tremendous damage and loss thereby.

When the time came to abandon the Camp, under the law, we were given the first right to acquire the facilities owned by the government. They moved out everything they could in the matter of personal property—transformers and equipment, leaving just the mere shells and we asked them to determine what the government wanted for its equity. They made their own examinations and set their own figure, which we accepted; all we did was to bring forcefully to their attention the damage and loss covering the five years we were dispossessed; they got their rent for practically nothing; time was the essence and the government was very fortunate in being able to have all of our facilities installed that they might take immediate possession. This was most

#2

fortunate for the government but most unfortunate for us with our tremendous investment and we had to make the sacrifice in the interest of the successful conclusion of the war.

Have you boys any other suggestions and have I overlooked anything? This is simply a resume in case the question ever does come up and we will be prepared and all know the facts as I am sending this to all the boys.

As ever,

Dad

October 31, 1946

Mrs. Vernon C. Hawk
2826 South Buchanan
Arlington, Virginia

My dear Virginia:

Enclosed find legal opinion from Harold Conklin that is explanatory.

Ed Jr. had the opinion that the trust only benefited those mentioned in the trust. It all came about when Ed III asked for the use of Eagle's Nest for himself and party when Willis and Ferd wanted it the same day. They had some unfortunate words—Ed III claiming that he had as much right as either Ferd or Willis. Willis shot his mouth off in a way he should not, and it was a rather unfortunate mess.

So I suggested to Ed Jr. that a legal opinion as to the trust be secured from either Ferd or Lawrence. Ed Jr. said no, he wanted Mr. Conklin to give the legal opinion, so we hired Conklin with the result as outlined. I am arranging now to have the new rules and regulations established in accordance with Conklin's interpretation of the trust, and we hope to have peace and harmony again. The least said or written about the whole matter, the better.

Everything looks fine for Charlie.

As ever, your loving Dad,

EF:ng
Enc.

Done to all 10

San Diego, California
September 15, 1944

My dear Children:

Enclosed find statement of accounts receivable and payable as per statement of Wansley, Grandall, Reuter and Kogler as of June 30, 1944.

As regards accounts payable, we are negotiating to pay Mr. Kerr in land near Oceanside which we own, as per contract. We have paid the Lovett \$1672.42, also the Lynch obligation of \$1744.41 and the La Mesa Irrigation District \$515.88, since this statement was made.

We cannot pay off the Connecticut Mutual Life Insurance Company the \$7968.75, excepting on a month to month basis; neither will the First National Bank of La Mesa accept payment of the \$3481.00 excepting on a month to month basis. We expect soon to pay the Boddy, Foster and Hall obligations of \$3696.75, \$746.65 and \$2466.55. We can only pay the North Western Mutual Life Insurance Company's \$6997.59 off at so much each month; the \$19,360.00 that the Prudential Insurance Company has on the Glendale Court is being paid off monthly—they will accept it no other way. We will pay the final payment of \$4500 on Stern very shortly, which pays him off in full and we own all the property of the Cuyamaca Water Company then. Stern's only interest will be a possible small sum of money in case Mission Gorge Dam site #3 is sold and at a price in excess of \$40,000, plus interest, which brings it up now to over \$60,000. Regarding the Fletcher Hills obligation of \$9224.00, this is more than taken care of by contracts sold as the money comes in. It also includes the best property in Fletcher Hills #2, on which the Government is now paying us \$800 to \$1000 a year rental and they have installed water systems, built houses and a sewer system which have benefited our property tremendously as and when they get off permanently.

Referring to our assets, all of these accounts are in good standing and our assets as shown on our books, over and above our liabilities, are approximately \$200,000.

Practically everything has been transferred to the Ed Fletcher Company, a Corporation, including all the assets of the El Cajon Raisin Company, the Grossmont Park Company and the Morse Construction Company. The assets of the Cuyamaca Water Company will be transferred soon, as soon as the final payment is made to Mr. Stern.

We are most fortunate in our financial condition today. Several years ago the Grossmont Park Company, the Ed Fletcher Company and Ed Fletcher owed approximately \$700,000, including delinquent taxes. For six or eight years there was practically no real estate selling. Our \$600,000 worth of stocks and bonds, when the depression hit us, turned out to have a value of less than \$200,000 (including notes and mortgages). The banks made us put up nearly \$1,000,000 in real estate, 1928 values, to pay off less than \$200,000 of loans. We owed the F. & W. Thum Company, including interest, roughly \$160,000, with Fletcher

Hills as security. Mrs. Strong had us on a contract, paying \$1000 a month for the Ninth and Broadway property, that involved a payment of over \$100,000. We owed the banks over \$250,000, including the Athletic Club notes; also \$27,500 on the Walnut Street house; on the Marshall ranch the original obligation was approximately \$80,000—on all of the above we had real estate as security, but no real estate was selling. It has been a terrible ordeal since 1929—we all have suffered, but it is a long road that has no turn. Your Mother, Ed Jr. and I have had the brunt of it, assisted by Willis, Charlie and Steve, Ferdinand and Pitts. The results are as follows:

As you know, we have cleaned up the Thum obligation; wiped out the Athletic Club losses, excepting the obligation I owe the San Diego Trust and Savings Bank, but they have as security nearly enough Security First National stock to pay the obligation and this does not show on the books of the company. In addition to all our losses with Mrs. Strong she made us pay through the nose an additional \$7000.00 to release us from the contract, which money has been paid. We have paid off the banks, turning over all the properties to the First National Bank and the Bank of America and getting our notes back. I feel that we have been very fortunate in cleaning up as well as we did.

We have gotten rid of our obligations on the Marshall Ranch and saved roughly \$20,000 out of the wreck.

We have received many thousands of dollars from the Ward interests in commissions. They have helped us out at a critical time. In my opinion there is anywhere from \$100,000 to \$200,000 yet to come and today we received a letter from Ward authorizing us to sell \$50,000 worth of timber—that will bring us \$8000 or \$9000 in commissions and for services in relation to our delinquent tax settlement in Humboldt County. Other important negotiations are on for the sale of the balance of the timber, as well as that of the Regua Timber Company and Sage Land and Improvement Company, on which we should make at least \$50,000 commissions.

Grossmont Trailer Court has been an immense success—the best offer we ever secured was \$1000. We put the land in shape; bought 11 trailers; built 11 houses, and, including the Log Cabin, we sold the above property for \$25,000. Our revenue was sufficient to reduce the cost so that we made a profit of approximately \$15,000 on this deal. We still reserve 300 or 400 feet of highway frontage today and will develop that into something of value later on.

At Seaside Camp we have taken in approximately enough money to pay for every dollar we put in it and there is not a dollar against the property and it is paying us handsome dividends.

We have sold 8 or 10 properties in the "S" Tract in the last year at from \$300 an acre down to \$150. There is a growing demand for "S" Tract property and wonderful possibilities of subdividing in 5 and 10 acre tracts. We have cleared over 300 acres of brush land, built several miles of roads and we expect rapid sales in the near future.

The following statement will give you my idea of the present value of the family holdings:

| | |
|--|-----------|
| Net book assets, above liabilities | \$200,000 |
| Real estate holdings, free and clear of encumbrances— | |
| Three defense houses | 15,000 |
| Grossmont-Mt. Helix property | 150,000 |
| Villa Caro property | 10,000 |
| Van Horn property | 10,000 |
| Murray Hill property | 10,000 |
| Fletcher Hills Unit #1, including adjoining acreage | 10,000 |
| Fletcher Hills, Unit #2 (on the bluff, still unimproved, including Hall property and town-site, less obligations to District | 200,000 |
| Fletcher Hills #2 in the valley below with the 40 acres on which the El Cajon Sewer disposal system is located, approximately 200 to 300 A | 65,000 |
| Sales of "S" Tract property since June 30, 1944 | 8,000 |
| 4000 acres "S" Tract remaining unsold | 150,000 |
| Hunting, fishing and boating rights, store Gifford house, ½ May house, Bencini houses, school house and lands we own along west shore at Guyamaca Lake | 100,000 |
| Guyamaca Island | 15,000 |
| (The State is seriously considering constructing a highway across the island without expense to us. If so it will add \$15,000 to \$25,000 to the valuation. Believe cottages should be built on it and should be held by the company for income purposes) | |
| Kelly Land—1200 acres—north side of land, including Azalea Creek property. | 150,000 |
| (Party negotiating to buy 300 acres @ \$300 an acre if State highway built from island to north shore of lake very valuable cabin and store site on north shore.) | |
| 160 acres on North Peak | 15,000 |
| (Best piece of mountain timber we own. Forest Service now building road to property) | |
| Cedar Creek to Pine Hills property—about 500 A | 50,000 |
| (has marvelous possibilities to get \$100,000 to \$200,000 in subdivision, particularly if State Fish and Game Commission build dams) | |
| Pine Hills orchard and lands surrounding, including lots | 25,000 |
| Henshaw Lands | 100,000 |
| (land selling now at \$1000 to \$1500 an acre and in subdivision may bring more) | |
| Mission Gorge #3 damsite and reservoir site | 100,000 |
| (several hundred acres) | |
| Poway lands and lots, with water system | 30,000 |
| Prattice-Carter-Hickey property—450 acres | 100,000 |
| (with water rights) | |

| | |
|---|----------------|
| Palomar 160 Acres | \$ 15,000 |
| (can be subdivided and \$50,000 made) | |
| Our lands including May Tract in San Dieguito District, including \$6000 bonds we own | 35,000 |
| 100 acres east of railroad in Santa Fe District (Assessed by the District at \$50,000) | 40,000 |
| Seaside Court | 60,000 |
| (paying us \$800 or \$900 a month) | |
| Eleven acre point south of Seaside Court | 10,000 |
| 88 acres between Seaside Court and Santa Fe Railroad, including 5 acres on bluff. | 15,000 |
| (Should be developed by dredging and made very valuable property) | |
| Del Mar holdings, including house and lot and acreage overlooking Torrey Pines, also acreage in Sorrento Flats | 20,000 |
| San Elijo lands, including point | 5,000 |
| The following are values I have put on as of today: | |
| Glendale Court | 60,000 |
| ½ interest in 9th and E Building | 35,000 |
| Fletcher Residence, 869 Rosecrans Blvd. | 19,000 |
| Stock in Point Loma Syndicate | 7,000 |
| Odds and ends of lots in San Diego, Otay, Tia Juana and elsewhere | 5,000 |
| 240 acres of timber land on Klamath River from Ward | 20,000 |
| (This has wonderful possibilities for increased value as and when the highway is built through to the Siskiyau National Forest. The road should be built and completed to the Klamath River within the next six months) | |
| Sutherland acreage | 30,000 |
| (Sutherland dam will be built soon and by proper development \$30,000 estimated value is low) | |
| Lower Cedar Creek Dam and lands around diverting Dam | 50,000 |
| (most valuable property, low taxes and someday this property can be made one of the major attractions of San Diego County by proper development) | |
| Del Mar Warehouse and land | 4,000 |
| Several hundred acres around Lake Hodges | 50,000 |
| (Including the point and the 40 acres that will be needed for the building of a new Lake Hodges Dam) | |
| El Cajon Raisin Company assets | 10,000 |
| Paid up Life Insurance, Yuma-Mesa Grapefruit Company | |
| Stock, odds and ends | 35,000 |
| Total net value of the Ed Fletcher Company as of this date | \$2,038,000.00 |

Where there is still a mortgage we have put the property in at its full value as the indebtedness against it has been deducted in the statement of Wansley.

I have dictated the above from memory and have probably left out a number of things, including much personal property. I have not included Eagles Nest, which I value at \$100,000 today and the three houses at Del Mar at a value of \$25,000—both of these properties will materially increase in value and it is my wish that they be kept in perpetuity for the children.

Your Mother and I are drawing no salary, excepting living expenses. We are considering declaring a \$2500 or \$5000 dividend in contracts to each of the ten children. The question as to whether it is advisable, owing to the large Federal Income Tax, is a matter for discussion and I wish you would all talk it over and let us have your opinion in relation thereto.

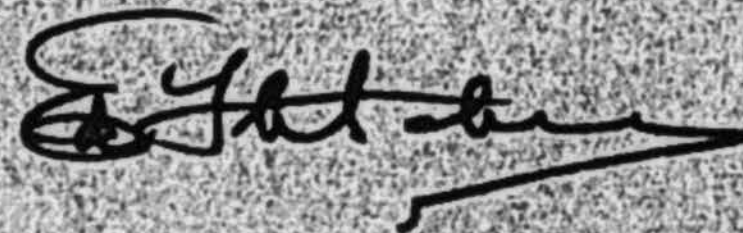
Our whole aim is to get completely out of debt; have a splendid income and build up a cash reserve, developing unit by unit our undeveloped property so as to get the most out of it, as conditions warrant. With the war over and materials that we can buy cheaply we should have 25 or 50 more houses at Seaside Camp and across the road—a real village with store, dance hall, theatre, etc.—something to dream over and talk about.

Some of the above values may seem high to the boys. I would like to have a committee of you boys make your own valuations after giving me the opportunity to show why my values should be sustained.

I repeat, we can be most thankful in having our financial condition in such good shape as it is today.

As ever,

Your loving Dad



PS: The above estimates of the value of real estate are based on a reasonably active market with a five or six year period to sell. If there was a necessity to sell the property within a year I doubt if the entire assets would sell for over \$1,000,000. With an active market the next five to eight years, similar to that after World War #1, and with proper handling the property can be disposed of at a much higher price than I have put on it. It is impossible to know what is best about declaring dividends and also what kind of income property is safest for future income. We seem to be working almost entirely for the city, county, state and federal government and very little relief for years to come.

WANSLEY, CRANDALL & REUTER
SAN DIEGO, CALIFORNIA

July 20, 1944

Ed Fletcher Company
San Diego, California

Gentlemen:

Enclosed is an estimate of the assets and liabilities of the Ed Fletcher Company as of June 30, 1944, as shown by the books of the company, excluding real estate holdings, certain personal property, certain Fletcher accounts, and any value for the El Cajon Raisin Company acquired during the past year.

Accounts receivable and notes receivable are those shown by the books, after eliminating items considered uncollectible by Mr. Ed Fletcher.

Contracts receivable are those shown by the books, after adjustments for sales made in June but not entered on the books until July 1944. We have made no attempt to analyze contracts receivable as to their collectability.

Stocks and bonds are shown at their book values.

Fixed assets are shown at net book values as at August 31, 1943 and no depreciation has been taken for the current year.

Respectfully submitted,


for
WANSLEY, CRANDALL, REUTER & KOGLER
Certified Public Accountants

LOC:DP

THIRD COPY

Ed Fletcher Company
Estimated Assets and Liabilities
as at June 30, 1944

Assets

Current Assets

| | | |
|--|------------|--------------|
| Cash in Bank | 17,612.27 | |
| (1) Accounts receivable (Schedule A) | 8,788.33 | |
| (2) Contracts receivable | 218,343.71 | |
| Notes receivable (Schedule B) | 618.52 | |
| (5) Stocks and bonds, book values (Schedule C) | 15,019.55 | |
| Total current assets | | \$260,382.38 |

| | | |
|------------------------------|----------|----------|
| (3) Fixed assets | | |
| Tools, machinery, etc. | 643.08 | |
| Boats | 289.20 | |
| Autos & tractor (Schedule D) | 1,193.26 | |
| Furniture and equipment | 184.01 | |
| Total fixed assets | | 2,309.55 |

| | | |
|----------------------------------|--|--------|
| Other assets | | |
| Deposit, S.D. Gas & Electric Co. | | 603.80 |

| | | |
|----------------------------|--|--------------|
| (4) Total estimated assets | | \$263,295.73 |
|----------------------------|--|--------------|

Liabilities

Current Liabilities

| | | |
|---|-----------|-----------|
| Accounts payable (Schedule E) | 7,030.60 | |
| Notes, mortgages & contracts (Schedule F) | 59,125.48 | |
| Withhold & social security taxes payable | 583.87 | |
| Total current liabilities | | 66,739.95 |

Notes:

- (1) Not including Fletcher accounts
- (2) Per books, adjusted to complete June sales
- (3) Not book values 8-31-43
- (4) Not including real estate holdings
- (5) Does not include shares of El Cajon Raisin Company
Taken over by Ed Fletcher Company

Schedule A

ACCOUNTS RECEIVABLE

6-30-44

| | |
|----------------------------|-------------------|
| Atlanta-Washington Trip | \$ 413.12 |
| Daley Corporation | 500.00 |
| Mrs. H.M. Davis | 15.39 |
| Charles K. Fletcher | 1,300.00 |
| Henry Flynn | 128.23 |
| V. Hawk, taxes, etc. | 43.36 |
| Mollywoods Avenue Pipeline | 1,036.75 |
| Fred G. Salas | 240.00 |
| Salmons | 2,763.67 |
| San Diego Club | 1,350.00 |
| Sundry | 12.81 |
| Catherine Taylor | 75.00 |
| Ed Fletcher, Jr. | 50.00 |
| B. H. Taylor (S.D. Club) | 360.00 |
| Pitts Mack | 500.00 |
| | <u>\$8,788.33</u> |

Schedule B

NOTES RECEIVABLE

6-30-44

| | |
|-----------------------|---------------|
| Roy Bond & C. W. West | 68.52 |
| Don Hummer | 350.00 |
| Catherine Taylor | 200.00 |
| | <u>618.52</u> |

Schedule C

STOCKS AND BONDS

6-30-44

| | |
|---|------------------|
| 290 Shares Pine Hills Water Company (includes assessments) | 825.63 |
| 454 Shares Cuyamaca Water Company | 10,000.00 |
| City of San Diego Bonds | 250.00 |
| U. S. War Bond | 75.00 |
| 2 Shares El Cajon Raisin Company | 50.00 |
| Bond 14 Series 1317 | 332.70 |
| 30 Shares L. A. First National | 3,000.00 |
| Mutual Building & Loan Certificate | 346.22 |
| 7 Shares S.D. First National | 140.00 |
| Total | <u>15,019.55</u> |

Schedule D

AUTOS AND TRACTOR

| | |
|------------------------------------|-------------------|
| Webb Tractor | Fully depreciated |
| 1942 Pontiac Sedan | |
| (Book value—no depreciation taken) | <u>1,193.26</u> |

Schedule E

ACCOUNTS PAYABLE

6-30-44

| | |
|--|----------------|
| S. F. Kerr (payable in real estate) | 3067.89 |
| E.S. Lovett (Library account) | 1672.42 |
| F. Lynch (re joint sales) | 1774.41 |
| La Mesa Irrigation District (25% Cuyamaca returns for June) | <u>515.88</u> |
| Total | <u>7030.60</u> |

Schedule F

NOTES AND CONTRACTS PAYABLE

6-30-44

| | |
|--|----------------|
| Conn. Mutual Life Ins. Co. | 7963.75 |
| First National Bank—La Mesa (Morris property) | 3481.00 |
| C. R. Boddy | 3696.75 |
| F.O. Foster | 746.65 |
| M. Hall Co. | 2466.55 |
| N. W. Mutual Life Ins. Co. | 6997.59 |
| Brudential Insurance Co. | 19360.00 |
| Chas. F. Stern | 4500.00 |
| La Mesa Irrigation District (Fletcher Hills purchased to meet required quotas) | <u>9224.00</u> |
| E. C. Batchelder | <u>684.19</u> |
| Total | 59125.48 |

ED FLETCHER COMPANY

CUYAMACA WATER COMPANY

Real Estate

1020 NINTH AVENUE • SAN DIEGO 1, CALIFORNIA

TELEPHONE FRANKLIN 6204

February 14, 1945

Dear Children:

The Ed Fletcher Company declared a \$15,000 dividend last July, \$10,000 in December and is declaring a \$15,000 dividend this month, either in cash or guaranteed contracts drawing 5% and 6% interest, as desired.

We have paid up all of our obligations that can be paid.

We have had a tentative offer of \$60,000 for the Seaside Camp, but it is only a third developed and it is bringing in approximately \$900 a month, net, above all expenses, now and Ed Jr. and Willis feel it should not be sold but kept in the family. We are now spending \$2500 continuing the seawall about 400 feet, a permanent construction. If we would deed the land to mean high tide to the county or state we could get the state to pay half of this expense but we have felt we had better preserve as our own private beach down to mean high tide in front of our Seaside Camp. Later on, when conditions warrant, we ought to have another 25 or 50 houses at Seaside Camp and cut down our 50 trailers, although later on with the war over the Trailer Camp may be just the thing, but now there is practically no trailer business excepting a few weeks in the summer.

Regarding the 100 acres that we saved out of the wreck east of the railroad track at Solana Beach—we sold 38½ acres for \$14,000, paid about \$11,000 in delinquent taxes. The 61½ acres is most desirable property. We are negotiating now to sell 5 acres for \$650 an acre and 15 acres at \$550 an acre.

We have about 30 acres of the May tract left with all taxes paid and this should be sold in the near future at an average of \$300 to \$400 an acre with about 10 acres of it possibly at \$600 an acre.

We have sold for \$8000 the acre or more at Mt. Helix, the place where we expected to build opposite the Kerr House. I hated terribly to sell, but Mother felt it was best, as well as Willis and Ed Jr. So we will have the fun, Mother and I together, of developing the top of Grossmont and have that piece kept in the family and where Mother and I want to rest permanently in a large high boulder west of the private road, when the time comes. In the meantime we will develop it as an overnight place with one very large room where we can get together from time to time. We will not do much in planting except a few Torrey Pines and shrubs, so it can easily be taken care of. We are clearing the place now and have an architect preparing the plans.

At Cuyamaca Lake we have the best store in the mountains. We have paid Stern out completely excepting for any slight interest in Mission Gorge #3, if we sell it for sufficient money. We are entitled first to \$40,000 and interest before he gets any money whatever—on the 1000 or 1200 acres that he had a fourth interest in. We own the Cuyamaca Water Company hold-

#2

ings wholly, including the hunting, fishing and boating privileges for the next 14 years or more. The State Highway Commission is considering building a road through the island with a bridge over to the north side of Cuyamaca Lake which will add very materially to the value of our island and the property on the north side of the lake. The store will be most attractive. We are now fixing up the grounds, leveling them with decomposed granite and increasing the parking area. We are acquiring 25 new boats and we have fine people in Mr. and Mrs. Mackey. They are paying us a very much increased rental over last year with a percentage on all business done in the store. We will remodel the house across the street into two apartments to be rented on a percentage basis. We are fixing up the little house back of the Bencini House and Kelly Perkins and his mother are renting it for \$15.00 a month. The Gifford house, west of the dam has come back under a contract we made 20 years ago. We will fix that up and let the Mackeys rent it on a percentage basis.

The Henshaw development is coming fast; we are organizing a mutual water company, which the Ed Fletcher Company controls; putting in a pumping plant and pipeline and completing the roads. We have sold at least \$12,000 or \$15,000 worth of real estate there at from \$1000 to \$1500 an acre—more than enough to pay for all the improvements we are putting into it and the proposition pays for itself with nice dividends soon coming out from that property. I got the Real Estate Commission to give us a special permit to sell by metes and bounds without the necessity of filing maps.

Grossmont and Mt. Helix is selling very rapidly at from \$1500 to \$2500 an acre. Ed Jr. made five sales the last ten days and we pay him the regular commission.

The "S" Tract is selling rapidly—four sales the last week at around \$200 to \$250 an acre. We have 300 to 400 acres in grain and have built 4 or 5 miles of roads and are opening up the property in a way that I am sure will be satisfactory to you.

After the war there is going to be \$500 automobiles, running 30 miles to the gallon and there is going to be a bigger demand for this property out there and it will sell quicker than Grossmont has done. I am satisfied that we can easily get \$100,000 more for the "S" Tract than I estimated last July.

The Government leased our land and built a camp north of El Cajon in Fletcher Hills, abandoned same. We got the buildings back for a nominal sum and there are seven of them on which the government must have spent many thousands of dollars. The leases are cancelled. We own the buildings and it will be interesting what develops—whether we tear the buildings down or put them to beneficial use. The land is not in the Irrigation District. The Irrigation District will not take our land into the District and outside water will have to be developed but I think we have a water supply at Villa Caro where I put down the well and I am asking the Health Department to give us a report on its quality. The water will flow by gravity to the camp from Villa Caro. In the meantime we are seeing what can be done toward continuing the camp and putting the buildings on a revenue paying basis, but have made no commitments as yet.

Regarding redwoods, have just had the first payment down on a sale of \$838,525.00 worth of redwoods. The deal should be consummated within sixty days in which case we will have coming a 10% commission on \$838,525.00 plus about \$35,000 or \$40,000 more coming to us on account of the tax suit where we get a third of the savings in the settlement of taxes in Del Norte County. Have \$1000 down on another sale of \$150,000 to \$200,000 in redwood and fir and expect to close that in the next two months.

In addition to the 255 acres of redwoods that we own on the Klamath River and paid for through commissions, the only other piece that I have acquired is 288 acres with 18,000,000 feet of fir and redwood. The purchase price is \$12,500. I expect to close a deal any day for the sale of the fir for enough to pay for the entire piece of property with the redwood velvet and an additional half mile of Klamath River frontage. The U.S. Government is building the road over directly to the river opposite our property so that we can get into it by automobile and the U.S. Forest Service has assured me they will build the bridge as a postwar measure and the road will go right through our property with a connection with the highway from Yreka down the Klamath. This land I have purchased from the Klamath redwood company is the only good parking place at the mouth of Blue Creek under private ownership and with a road and bridge built we could easily get \$500 an acre for 40 acres of it. I am also on another deal to sell 5000 acres to the Port Blakely Mill Company up Turwar Creek, owned by the different Ward Interests and the National Bank of Bay City. I also have an option on and expect to sell 400 acres for \$55,000 for the National Bank of Bay City to the same people we are making the \$838,525 sale to—this will give us \$7000 or \$8000 more—so the problem is not to take in too much money at the present time.

All of the 18 houses in town that we built and sold gave us a handsome profit of at least \$15,000 and we sold our real estate as well—not a contract has fallen down on us and we can dispose of the contracts at par at any time now.

Regarding Fletcher Hills we are moving some of the real estate but the Federal Government is blocking us. They are still holding nearly 600 acres of our land, practically paying us nothing. We have made a claim against the government owing to the fact that they are using it as a prison camp for incorrigibles, therefore we are claiming big damages and the matter is in Washington now in the hands of Charlie to handle with the Washington authorities. We should get a splendid revenue out of this.

We have purchased from the Municipal Bonding Company, or Harold Reed, their interest in Fletcher Hills property covering a five year period so that we control the Fletcher Hills subdivision now absolutely.

Just west of Fletcher Hills the Hall estate owned 57 acres on which is now located a \$30,000 septic tank sewage system. This system is now used by the government camp at Fletcher Hills, all hooked up and it will be invaluable to us. We paid \$5000 for the 57 acres. We paid this obligation in cash. The land alone can be sold today for double the price, reserving the complete septic tank sewage system for 300 or 400 people which is invaluable to us in connection with Fletcher Hills.

Regarding the Yawkey 400 acres we have cleared 150 acres and put it into grain. The State Engineer is now making a report for the city as to whether or not to complete Sutherland Dam and how much to raise Lake Hodges. The report will be most interesting. No matter what they do they will want some of our lands or riparian rights on the San Dieguito River and by clearing our land on the Yawkey property with its bountiful water supply we will certainly get an additional value for it. The fact is a pumping plant should be installed; a house built and the property leased for intensive cultivation as it is ideal for citrus and winter vegetables in which case the value is anywhere from \$500 to \$1000 an acre so we have every prospect of getting good prices for this property.

Enclosed find clipping from last week's paper of our trip with the city officials. The acquisition of Mission Gorge Dam site #3 by the city is nearer solution. Also Fred Pyle brought up the matter of the Yawkey property. He and Fred Rhodes were amazed to see what we had done and have asked for a conference—they have a proposition to make to us in the acquisition of that property. I have been thinking in terms of the sale of the property with a long time lease back from the city, where you didn't have to pay taxes yet get the revenue from the land—will see what we can work out.

Everyone is agreed that Sutherland is going to be built now, including Fred Pyle and Fred Rhodes and there will be a wonderful piece of property there for you to develop along the shores of Sutherland Lake. We have the only good land with oak trees, close to the main highway and looking north onto the lake.

We have approximately \$20,000 in the bank. All taxes paid excepting a lot of Grossmont property and at the proper time we should pay these taxes and have them deductible from our income tax.

We are making several good sales around Grossmont store. The corner sold for \$3000 and we are getting \$15.00 a foot for the 200 or 300 feet east of the store on the highway.

The whole question is how much land should we sell, with three hundred billion outstanding shortly what will be the value of money and won't land be of more value?

Mother and I first want to have all the children have their homes paid for and then we should accumulate \$100,000 at least for an emergency.

I would appreciate any suggestions from any of you children as to where to put money for an investment.

Always,

Your loving Dad

STATEMENT OF THE ED FLETCHER COMPANY

The stock of the Ed Fletcher Company is owned by the 10 children—10% each—and their holdings, free and clear of all encumbrances, consist of the following:

A \$10,000 store and four houses at Cuyamaca Lake, the Company holds the hunting, fishing and boating privileges on the lake and it brings in an average of \$1000 per month, net, the year round. In addition they own nearly 2000 acres of land around Cuyamaca Lake, in Cedar Creek and around Pine Hills, with the title clear. The Power Company is extending the power line up to Cuyamaca Lake and this will very materially increase the values of our properties up there.

Between Alpine and El Cajon the Company owns about 1600 acres near Flynn Springs and north of U.S. #80 and between 2500 and 3000 acres south of U.S. #80 extending almost to La Cresta. This is being subdivided and sold, the best of it at from \$300 to \$400 an acre in three, five and ten acre tracts, title clear.

At Fletcher Hills #2 and adjoining the Company owns 600 or 700 acres with a bond issue of nearly \$600,000 under the old Mattoon Act, which bond issue paid for paved roads, cast iron water mains, etc. The Company has made an adjustment, paid off all the bonds and all delinquent Irrigation District, State and County taxes, finishing the payments this week, free and clear of encumbrances. 75 houses are now under construction or contracted for. Camp La Mesa was located there for 8 years with 92 barracks. We have made a settlement with the government and paid in full for all the 92 barracks and a \$75,000 sewer system and \$25,000 water system. We have moved 15 of the barracks to Seaside Camp where they are now being reconstructed into cottages and we have sold 9 of the barracks, getting \$15,000 for them and have 60 odd still on hand which will gradually be sold or reconstructed into homes. Title to all of this property—real estate and improvements, is clear.

Seaside Camp consists of 42 cottages between Georges and Solana Beach with a 1000 foot ocean frontage and is bringing in a net revenue of \$1000.00 to \$1200 monthly and with the 15 new houses completed the first of July the revenue should be increased to at least \$1500.00 a month, at least during the summer months. The title to this property is clear.

The company has many other tracts of land north of Solana Beach, around Encinitas, several hundred acres on the shores of Lake Henshaw and in El Cajon Valley, the title of which is clear.

The Ed Fletcher Company owes nothing to any bank, owns a half interest in the three story brick building at 9th and E leased to the library, subject to an insurance loan that can only be paid off monthly of about \$8000.00; the revenue is \$600.00 per month.

The Company owns a 22 apartment court at Glendale which originally cost \$128,000. There is an insurance loan of \$13,750 on this building which can only be paid off monthly, but the equity in the property is worth at least \$50,000.

#8

The writer has recently sold over three million dollars worth of redwood and fir for the Ward Estate in Humboldt and Del Norte Counties which made over \$300,000 in commissions which comes in over a period of years, the commission being 10%. The Company also owns over a mile of timber frontage on the Klamath River at Bear Creek and Blue Creek and 70 acres adjoining the town of Klamath bordering on the river.

We have roughly \$500,000 worth of contracts and trust deeds.

There are no outstanding debts in excess of \$10,000 and no bank loans.

The Company owns 400 acres in the San Pasqual Valley and has just developed 12 inches of water there and are installing a \$15,000 water system with the property leased for Alfalfa and other products.

In Fletcher Hills No. 2 in Blocks 26, 27 and 28 we are leveling the land and have put down two good wells and are installing a water system with the intention of disposing of this land immediately.

The property at San Pasqual Valley and the last mentioned Fletcher Hills property is free and clear of encumbrances and this Fletcher Hills property is located right up against the city of El Cajon between the paved road, Broadway extension and the paved road extending westerly from the city of El Cajon.

We are planning to turn the barracks at Fletcher Hills into 40 or 50 houses for sale to GIs and have a deposit down on Blocks 26, 27 and 28, Fletcher Hills No. 2, about 150 acres which, if the sale goes through, will net us over \$1500 an acre.

This letter is written to give you some idea of the holdings of the Ed Fletcher Company and its activities.

ED FLETCHER COMPANY

BY

President

San Diego, California
May 17, 1946

Ed Fletcher Papers

1870-1955

MSS.81

Box: 8 Folder: 17

General Correspondence - Fletcher family



Copyright: UC Regents

Use: This work is available from the UC San Diego Libraries. This digital copy of the work is intended to support research, teaching, and private study.

Constraints: This work is protected by the U.S. Copyright Law (Title 17, U.S.C.). Use of this work beyond that allowed by "fair use" requires written permission of the UC Regents. Permission may be obtained from the UC San Diego Libraries department having custody of the work (<http://libraries.ucsd.edu/collections/mscl/>). Responsibility for obtaining permissions and any use and distribution of this work rests exclusively with the user and not the UC San Diego Libraries.