

[PACKET C. T.
not C. S. HAMMATT]

C. S. Hammatt
Constructing Engineer
Jacksonville, Fla.

Sept. 29, 1911.

Dear Jos;-

I was terribly sorry to miss you in Mpls. but guess it will not do any harm as I will be back there very soon. I sent three wires to you from along the road and finally wired the Club asking for your address and got same before I sent wire to you there.

Now listen Jos., I have some great layouts and am sure we can make some money down there. I have never yet seen a country I was so enthusiastic about in my life. And mind you this is not snap judgement but only after I have been all over it looking up these propositions for the other fellow. But so you will understand the whole layout I will give it to you absolutely straight. As far as any comparison between that lower country and Montana it is absolutely absurd. That lay out at San Diego can not be beaten. They are booming in great shape in such a way too that they will not have the set back usually accompanying such booms. As you probably know they will have one of the finest harbors on the coast, and unquestionably will get a great deal of Govt. support as soon as they make a start for themselves.

The Exposition also is bound to put some money in circulation and inflate prices of course but in such a time we can use the advantageous features and be careful not to get caught in any slump.

When the Canal opens we will have the first harbor this side of same. At present time we are on a branch line necessitating going to Los Angeles first before we run down to San Diego but as soon as the San Diego and Arizona Southern R.R. now building is finished through to Yuma Arizona we will be on a direct route for the East and Mexico and instead of going to Los Angeles first and then to San Diego we will be on line and they will hit San Diego first on the way to Los Angeles from the East via Mexico which is certain to be a greatly demanded route.

The Lower California country is opening up fast and there is a great opening down there. If Madero is elected as he certainly will be from all present indications several of my friends are going to have some valuable concessions down there.

Now this is just the general layout and I'll go more into detail. As you know I have been down there investigating that Water System for old J.A. Murray. I have walked over almost every foot of country from Mexico to Del Mar around through Escondido Julian and Cuyamaca. This water layout would be one of the greatest investments in the United States and they do not realize yet a lot of the particular advantages of the system for my preliminary report has not been elaborated upon to any great extent. Here is the whole thing in a nut shell. We originally as an English Syndicate had the franchise for the water supply of San Diego. During panic of '93 which was also a drought year the English Company could not raise some needed money for repairs and Spreckles built a new plant and obtained the franchise. But his plant is not what you call an economical plant having cost him today probably over four millions of dollars and is not now a gravity system but has to be pumped on to the high portions of the town. Again his pipe system today is taxed up to capacity and will have to be enlarged or replaced very soon.

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His reservoirs are very scattered commencing at the immense rock fill Morena Dam from where the waters are turned down Cottonwood Creek into the reservoir made by another immense dam known as the Barrett. From here it is led across a divide through a cement ditch called the Dulzura conduit and turned into the Upper Otay reservoir. From the Upper Otay it is taken into the Lower Otay and thence through twenty miles of pipe to town. All these reservoirs are occasioned by the fact that they have not sufficient drainage area to their water sheds to insure a supply during dry seasons and they must keep about seven years supply on hand to be absolutely safe.

So much for his layout for the time being. Our supply begins at the Cuyamaca Reservoir at an elevation of over five thousand feet from where it is turned down Boulder Creek and picked up by what we call the masonry diverting dam on the San Diego River from which point it is taken through the old San Diego Flume for thirty nine miles to the Distributing reservoir. From here there is pipeline into San Diego direct as well as a line over to La Mesa Reservoir where it is again led through pipe into town.

Now then, this plant cost in money over two million dollars to date. About a year ago Murray bought it for less than three hundred thousand dollars expecting to go ahead with it as I reported on the project. Murray is a man worth sixty or seventy million dollars and not in very good health. He is just seventy years old. I never had the slightest idea that he would let go of it until a few weeks ago when we were speaking about sudden death of Senator Carter of Montana and Murray told me then that at best he had only few years left to live and sometimes got to thinking he was foolish to keep going into these new projects. He said he realized that he had one of best things in the U.S. but asked me what he wanted it for as he was too old to have any fun with it and had all the money a man could want. I had a flash of intelligence and asked him if he would consider letting a good man have a chance at it. He said he would give me option on it and would keep any part of it I wanted him to and would then help with the bonds. Although he paid spot cash he would take paper for it and I could get that plant for less than three hundred and fifty thousand and think a hundred and fifty thousand would handle deal for with as much assessable property as we have bond issue would not bother us.

Mind you Jos. we now have an income from water consumers of twenty four thousand dollars a year and could sell many times the amount of water we have and at that without additional overhead expense. After we acquire plant I can take a million and a half and build new pipe line and dam on the San Diego River on our own property where even in dryest years from actual daily records enough water runs to sea every year to fill reservoir several times.

From the Cuyamaca Reservoir we have three thousand feet fall in a couple of miles and power is almost unlimited and always in demand. We can use water for power and the send on into town at elevation that will toss it over the highest skyscrapers. Again we would not have to undergo the struggles of a new plant for we now have supply of El Cajon Valley, Lakeside, Lemon Grove, Spring Valley, and all the new additions to San Diego. As I say Jos. do not get excited yourself or think I am too enthusiastic about it for this is my business and the only thing is

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that these people do not realize what they have. You are down there now and as soon as I come we will look over the entire proposition but if we only could handle this in any way ourselves we can make a great clean up, especially if we sell to city and if in good shape they never could buy any other than ours. Now as a business deal with them you could easily understand the value of this situation: the city wants to own its own water plant. Spreckles has a contract for water which will expire in 1915 as furnished by a plant which has cost him we will say four millions to date and it is time to enlarge and replace a good deal of it today. He has placed a value on his plant of five and a quarter millions. We can turn in and have a far more efficient plant at a cost not to exceed two millions of dollars. You can readily see that we can unload for less than half his price and could afford to enter into a very reasonable contract with them should it become necessary. All this mind you is in addition to the value of the plant as it stands supplying the present consumers. Also there is water power that will bring in a couple of hundred thousand dollars a year which is standing there waiting for us.

Of course Jos. this will sound too good to you as it did to me but stop and realize that I have put in four months and a half doing ~~nothing~~ but got over this project in every phase. One trip I walked from Cuyamaca down to Lakeside right down Boulder Creek because they told me of the Falls on that stream and that one could not get down through the canyon. As they had never tried to go through I did not see how they knew I could not do it which I certainly did and found all sorts of power possibilities.

Naturally having just gone over this project so carefully I am very enthusiastic over it even if it is a pretty good sized thing to tackle for this financial end of the game is a little out of my line but the other is surely in my line and I know far better than any of the others the possibilities of such a layout. I built three plants up north in a new country and saw what they did. Also I saw Montana with out a fence and realize what it is today. As I often told you Jos, I have been doing these things for the other fellow and have not fallen down once. It seems like a damn shame that I can not be grabbing some of the good things myself just because I havent the money to start them.

Now in addition to this there are several other chances, and not in any way a gamble. While going over all this country I have run into land that can be bought and subdivided and put on market and money will double in less than a year. There is one piece of twenty acres close in that they ask fifty thousand for and I believe ten thousand cash would swing deal. Another good piece can be had for eight thousand. Either one of these I can subdivide and unload very easily.

Besides the above as I told you before I am going into Mexico in a few weeks for some other wealthy Montana people to look up both land and some mineral properties for them. In either case if I am where I can raise even a few thousand dollars I am going to be able to get into something good. I had a good old fight establishing my practice in Montana and can see where for same energy and money spent working up deals in California I can have many times the net returns.

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Now I have made up my mind that I am going to try and get things started down there if there is any show to do it. Of course it is hard to talk over these things much in a letter but I will be back there in a little while. In the meantime you can send me a short wire here as to whether you are in a receptive mood for any of this stuff. I tell you Jos, I know we can make a bunch of money in the next few years. I can and am willing to work like Hell on this stuff if you can handle the money end of it. If we could start the big deal we would have a fortune but if we cant take that on perhaps we can pick up some of these smaller ones.

Even if we do not touch water deal I will do the work for Murray or his estate whenever they will take it up which must be in the next year or two anyway and then I will have location of all pipe lines. Again I am now in position to get location of the electric line they are building through there and may even be chief engineer for layout. Some times things look so good I just want to ship whole damn office down there and take a shot at it anyway without any sort of backing and then again if a man does that he has to take smaller deals through mere necessity that really hurt these chances for the good jobs. Now dont you think we can frame up something so I can just figure on you being in on it. Of course a man can always raise a few dollars here and a few there as Allen did but why not play the game fair. Again if we do go in on this there will be noone else but you and I to figure on and we will not have a flock to cut profits with.

I should have written before you started west and could have saved trip down but wanted to go to Chicago anyway and was so sure you had not started yet. Then decided to run on down here but will only stay a short time to get some mail.

Now as I said before Jos. these are only some of the many things I could make money out of and will tell you lots of other dope when I see you but drop me a wire to let me know how some of this looks to you.

All sorts of good luck and will say that I hope we can do something down there and would like to do it without saying a word and just show some of those friends of ours.

Yours as ever,

1947 Main Street, Jacksonville, Fla,

C. T. Sackett

P.S. You will have to excuse typewriting as I pounded this out myself for even at that it is much clearer than any handwriting of mine.

COPY

Henderson Ranch,

San Diego, County, January 1, 1912.

TO WHOM IT MAY CONCERN:

The following is a true copy from the original of certain correspondence between C.T. Sacket , under date of January 1, 1912, to Louis Vanderbroak, and said Vanderbroak's answer to C.T. Sacket , under date of January 4, 1912.

Respectfully Submitted,

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

On this day ofin the year One Thousand Nine Hundred and before me a Notary Public in and for the County of San Diego, personally appeared known to me to be the person.. whose name subscribed to the within instrument, and ..he..duly acknowledged to me that he.. executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the County of San Diego, the day and year in this certificate first above written.

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

My Commission Expires.....

My dear Van:-

Finally have a man that I think will be able to take up this matter. Have made water appropriation, and am now in field making surveys of Reservoir Sites for filing of Maps.

However, that no one else would file a map before we complete surveys, I suggested to W.B. Hamilton, who is taking the deal up, that he make application, filing a map even though it had to be amended later showing land to be covered as taken from U.S.G.S. topographic map merely to have Record of some sort, regarding Application while working on surveys, as you would probably not recognize his name; I might call to mind, it was same land I was looking in your office, thought I would just drop you a personal note. If Hamilton should run up there to ask you about procedure to obtain lands or wish to look up records will appreciate any favors you are at liberty to show him.

There are no other outfits making surveys, so they will not get ahead of us on that, particularly as we have water ahead of anyone, but as you probably know, as soon as these people find out, some one with a little money may go ahead with a deal like this, even though it would mean a great deal to them instead of helping him along, they will try to jump in and hold up at every turn; consequently if any fictitious survey or plat were a matter of Record as antidating any application by us, it might hold us up some, event though we get official correct survey map in first;

whereas if we had a plot of some sort in, simply as a record of application ahead of any one else it might serve good purpose while taking time and going through proper channels with all red-tape etc.

Even if you write Hamilton telling him necessary procedure and giving book of Instructions for acquiring title to such lands for it, would show our intentions in matter in case any one tried to jump in ahead of us.

We do not anticipate anything of that sort, but this is just a little precaution.

Sorry I did not have a chance to call on my last trip there, but will be up again soon I expect. Guess I will be ready for a square meal too.

Regards and best wishes for a very happy New Year for both yourself and Mrs. V.

Sincerely Yours,
C.T. Sacket

Address

c/o Hotel Arthur,
San Diego, Cal.

COPY - ANSWER

Januray 4, 1912.

Mr. C.T. Sacket,
Hotel Arthur,
San Diego, Cal.

My dear Sir;-

Your letter received and have been so crowded with work in the office and with Friends at home that I could not get a minute to write. The map and other papers were filed today, by mail from Mr. Hamilton, but have not examined them, will take it up tomorrow.

I would suggest that you prepare your maps and all Papers called for in the Right of Way circular as soon as possible, meanwhile misleading the people in the vicinity as to the purpose of the surveys etc. as is customary.

There is not much doing in new filings in the vicinity you are working in, and feel you will not have any trouble to speak of. Will be glad to do what I can to help you along and to see you soon.

In haste,

Louis Vanderbrook.

COPY

PLAN OF PROSPECTUS

The South Coast Irrigation & Power Co. has purchased the entire property formerly owned by the San Diego Flume Co., consisting of (in considerable detail). Necessity for the plan of Construction owing inferior flume construction, unsufficient reservoir capacity the property in its present condition is not earning what it is capable of doing with the improvements contemplated by present ownership, which will at once raise Cuyamaca Dam and La Mesa Dam to a height which will increase their storage capacity .

Will build at once Reservoirs at Poverty Flat, Lower King Creek and upper Conejos, securing a Reservoir capacity of 6639 acre feet of storage out of a total The San Diego River 67700 acre feet for 1906 as reported by the U.S.G.S. Thus will be seen that but a comparatively small, portion of the drainage is employed.

The Co. will direct its attentions to the conservation of the balance of the water immediately the present work is completed, and for which purpose a large reserve capitalization has been authorized. There will be substituted for the present open flume Iron & Wooden Stave Pipe effecting an enormous saving in leakage and evaporation etc. etc. etc.

COPY

COST OF PROPERTY

The actual cost of the physical property in its present condition is upward of one million , and the value of its induplicable water rights and strategic position is great. The fundamental fact upon which this enterprise is founded and upon which its prosperity depends is drainage and Rainfall, cost of storage, Reservoir saleability of water as it will be noted, verified by the highest and best authorities obtainable.

Two Million 30 years cumulative interest bearing bonds
Two Million preferred stock (none voting) 6% @ 90
Two Million Common Stock.

ESTIMATES OF DIVERTING DAM.

Rock fill Dam 20' width at crest side, Slopes $1\frac{1}{2}$ to 1.
This site is just below the present diverting Dam and should be masonry or concrete type of Dam to be economical. Use should be made of small power site at Cedar Creek at the fall.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 23 Folder: 13

General Correspondence - Sackett, C.T.



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