

[Also SELF: McCRAV, F.P.]
as m

July 3, 1905.

Messrs. Vail & Gates,
Los Angeles, Cal.

Gentlemen:-

Regarding the Temecula proposition, I do not remember having informed you as to the length of options although I made a note of it and gave some to Mr. Heffner? Following is a list of same:-

	Acres.	Net Amt.	Time.
Grant Howard	406	\$12,000	90 ds.
Phillip Pohlman	235	5,700	60 "
Joseph Weltie	166	570	90 "
Ed. Ludy	80	280	90 "
Christina Ludy	1700	32,300	90 "
M. Machado	68	1,500	60 "

These options were taken on May 26 to 28, and the Machado and Pohlman options will expire on July 26. The balance about Aug. 26. In connection with this property, I do not think you have given sufficient thought to the favorable location of the townsite.

Temecula, as it now stands, is not well located, and with a good water supply: A good sized town should be located on your property, either on the elevated land southeast of the town of Temecula or across the Valley and on the Wolf or Ludy tract with the better residences up on the elevated land of the Ludy tract.

You could undoubtedly get the Santa Fe to extend its line to that point. This is simply a suggestion, but I think worthy of consideration for the reason that there are no towns of any size within 15 miles of that. Elsinore, Fallbrook and Pala being all 12 to 15 miles away. Enclosed find statement of money advanced by you.

Dict. R. F.

Yours very truly,

B.

WALTER L. VAIL, PRESIDENT

VAIL & GATES

C.W. GATES, Secy. & Treas.

(B)



Empire



Cattle Blended 7 1/2 V.D.S.

Horses Blended V.H.V.D.

Blended light up V.V.V.H.-D.

830 Bygone Building

Arizona R.R. & Telegraph Address:

Pantano, A.T.

Los Angeles, Cal. Oct 13, 1905.

Ed. Fletcher Esq.,
San Diego, Calif.

Dear Sir:

Your two letters of the 11th, one enclosing filing and assignment, are duly received and noted. I herewith enclose you check for \$29.80 for the balance of the water filing and assignment, also check for \$21.80 for the things you got for Mr. Vail.

The trip you made with Mr. E. L. Vail was certainly a quick one. Mr. Ward has just come in from the ranch and reports Mr. Vail improving but very slowly.

I note what you say about the filing and Mr. Mills has taken a memorandum and will go to the Land Office and find out if there has been any application for the purchase of these lands since the other filing was made and if there has been any change we will notify you and Mr. Vail at once, so that the other filing can either be made good or a new filing placed on the records.

Since the above was written Mr. Mills has been to the Land Office and ascertained that the only land located in Section 5 is the S 1/4 of the SW 1/4, which was filed on May 13, A.D. 1898, and final proof was made March 27, 1905. As the San Luis Rey river crosses the NE 1/4 of Section 5 there is none of the above described located land within 1/4 mile of same, so that up to the present time there seems to be nothing of record in the Land Office here to affect the last filing made.

Yours truly,

C.W. Gates

Wm. Webster

Map-

Perchhoff Spruckels
Hornbush

Mrs. Gayton
Waters

CC Grubb
Hollace out

B. D. Sanderson
C. D. Grubb

Nov. 1st, 1905.

Mr. Walter Vail,
Warner's Hot Springs,
California.

Dear Sir:-

I enclose herewith copy of notice of appropriation on the San Luis Rey River since our last filing. I have notified the Pacific Light & Power Co., and Mr. O'Melveny, who was here Sunday advised it, that work should be commenced immediately and I expect to get instructions from the Pacific Light & Power Co., to proceed with two or three men and commence work on the dam site in order to hold the filing. I will keep you posted as to what is being done.

I am glad to hear that you are so much better and hope that you will soon be out. Kindly make it a point for you and Mrs. Vail to come this way when returning to San Diego. It will be a much easier trip. The roads are in fine condition as compared with the Temecula road and you can rest in San Diego for two or three days if you find it a tiresome trip.

With kind regards, believe me

Yours very truly,

E. W. Fisher

WALTER L. VAIL, PRESIDENT

VAIL & GATES

C.W. GATES, Secy. & Treas.



Ed. Fletcher Esq,
San Diego, Calif.

Dear Fletcher:

I arrived from the Warner Ranch late last night and this morning find yours of the 27th with letter to Mr. Gross attached as well as Keyes letter to Sam Taylor. The two letters go to prove that Keyes is no good. He writes to Sam that he gives him the lowest price and writes to Gross naming a price \$500 better with \$500 down.

In regard to this whole matter would say that my honest opinion is that \$2500.00 is a big price for the property. I might be willing to stand for \$2750.00. Of course, as I told you a long while ago, I was anxious to get the property for what it was really worth as I some day might need it for the water there is there. At the present time and may be for some years there will be no necessity to own or have the water, but eventually we might require it at the Hot Springs for domestic purposes. It would not be absolutely necessary to have this water as there is other water close by that would answer all our purposes by pumping, but, as you know, this is extra expense and one I wish to

Ed. Fletcher -2-

avoid. On this account, while I would be glad to have you own an interest in the property, I cannot see how I could use it for my purpose and you also keep it for some other.

In regard to its being a good investment in the way of a resort and as a money maker, I have very grave doubts as to its being nearly as good as many other investments that might be made in that country and my only reason for wanting it at all is for the water that I might need and, possibly, as an adjunct to the Springs in the way of a pleasant place to go for a day or on a picnic. This, of course would be very nice for the patrons of the Springs but I fail to see where there would be any money in it outside of the pleasure the patrons of the Springs would derive — I have watched such places in different parts of the state and in other states and I find that they are generally kept up at an expense for the pleasure of the guests at some other point. If it was near to town or had a large population it would be different. But being near a place that will always have, in my opinion, a small population and only that at certain seasons of the year, I cannot see how it could be made a good money investor for anyone outside of the purposes that I have already stated to you. If I could buy it at my price and use it in such a ways as would also be satisfactory to you and still reserve the right to use the water if I should require it, of course leaving enough there for domestic purposes, I would then be very glad to share with you the risk and the profits. It is my opinion now that you had better not accept the offer of

Ed. Fletcher -3-

Keyes but let the matter rest until I can see you and talk the matter over with you. Should they accept the \$2500 proposition from Sam I would still be as willing to let you in on it as I would on the 3000, provided we can agree upon the use of the property. I laid out the lines for the purchase of the property about a year ago and at that time I was told it could be bought for \$1000 but even then was not any more anxious than I am now.

As I have already told you, I have just returned from the Warner Ranch and found that Sam Taylor and my son Walter were worried about the men working on the Sailor place. Sam had ordered them off, which it was quite right of him to do, as I had not informed him that any arrangements had been made otherwise. This was my fault, but I would ask you that should anyone be sent to the Sailor place by you or direct from Kerckhoff for surveying or for any other purpose that you would give them a letter to Sam. There is a party working on the Sailor place with whom Sam has had a lot of trouble before, as I understand, and if I had not telephoned just when I did to my son, I think, probably, there might have been some bother. Sam is a good man and wants to do justice to me as well as to everybody else, but, as I am not on the ground he must act on his own responsibility and on this account I would be glad if you would notify him if anyone should be sent up there again(outside of those who are now there) to do any work or anything of that kind. I have also written Mr. Kerckhoff on these lines. If you are going to be here we will talk over the Keyes matter.

Ed. Fletcher -4-

I do not think there can be anyone outside of yourself and myself who cares to do anything with the property.

Yours truly,

Walter L. Dail

["HENSRAW SYSTEM"]
C814

CARROLL W. GATES
6TH FLOOR
KERCKHOFF BUILDING
6TH AND MAIN STS.
LOS ANGELES, CAL.

Oct. 5, 1920.

Ed Fletcher, Esq.,
Fletcher Bldg.,
920 8th St.,
San Diego, Calif.

Dear Ed:-

I am just in receipt of yours of the 1st, on my return from up north, enclosing deed to Wm. G. Henshaw. Mr. Henshaw does not mean anything to me, so I have changed the deed from him to you. I would do anything I can to help you with this, or anything else, but if it was for somebody I know nothing about I would not be willing to do it without some kind of compensation, consequently have made the deed to you to do as you see fit with. It will simply mean the recording of two deeds if you wish to turn it over to him, which I presume you will, but it is up to you to do as you want to.

I note what you say about coming down to San Diego, and hope to be able to do so this winter. Should be glad to come down there and go quail shooting when the season opens. Also if you have any good duck shooting in any of the lakes, would be glad to come down and go out with you. In your Lake Hodges dam near Del Mar there should be some good duck shooting a little later in the season. Is there any quail in that part of the country you could put me on, if I came down there. If there is anything I can do for you at any time, do not hesitate to let me know, as it is always a great pleasure to do anything for you.

As you probably know, my brother E. J. Gates is State Senator from our district and has been for four years, and will be for four years more, as he has no opposition and was nominated over his opponent by just double the votes his opponent got, and there is no Democrat running against him. I do not know whether you have met him, but if you have not, if you have anything that needs special attention in the Legislature, he has been there long enough now that he knows how to handle anything that is right to put through.

I expect to be in the east in November, probably about the middle, but until that time will be in southern California. Then will probably return here about the 1st of December.

With kind regards,

Very truly yours,

C. W. Gates

CWG.O

November Ninth
1 9 2 2

File 150-4

Mr. Russell Vail,
c/o Vail & Vickers,
315 West 5th St.,
Los Angeles, Calif.

Friend Russell:

I have visited the damsite at Nigger Canyon and am delighted with it. Please send me the profile of the damsite, and without any cost to you I will get you a plan and guaranteed estimate of cost of a dam that will surprise you.

To what height have you contemplated building and what is the capacity at that height? Give me a record of the core drillings showing how far below the surface bedrock is. My Fallbrook people are rearin' to go.

A large part of the land is within the Santa Margarita watershed. I am satisfied I can put over the deal that I outlined to you - 1 ct. a thousand gallons for the water delivered from your land between December 1st and June 1st, and 4 cents a thousand gallons during the summer months.

I am strongly of the opinion that your case will be strengthened by the immediate formation of an irrigation district around Fallbrook wholly within the Santa Margarita watershed, and the intervention by the proposed district in your litigation with O'Neal before the State Water Commission, and possibly a water filing, with your consent, on your land by the proposed district. This is a matter for your serious consideration. I would not say yet that I would recommend it, but in any event the irrigation district should be formed immediately and later on, after the litigation is settled, the district could add outside lands not within the watershed if necessary. I would be glad to talk this matter over with your attorney at any time, if you desire it. Now it is a private individual fighting a private individual. Your chances are as good, but if you can get on your side a community like the town of Fallbrook where water will be

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put to much higher use for citrus fruits and winter vegetables, where the land is practically frostless as compared to letting it run to the ocean as our friend, O'Neal, is now doing, you are sure in a better position to win.

I have just lately won from the State Water Commission a favorable decision, also from the Federal Power Commission, over the City of San Diego's protest, two applications on the San Diego River, and this also is true regarding my applications on the Santa Ysabel River.

Enclosed find pictures of three dams which we have lately constructed that will be of interest.

With kind personal regards, I am

Sincerely yours,

EF:KIM

✓
TRUSTEES
N. R. VAIL
W. R. VAIL
MARLON VAIL

100-4

VAIL COMPANY



HOME OFFICE
METROPOLITAN BLDG.
LOS ANGELES
TELEPHONES
PICO 2181
HOME 60608

Los Angeles November 16th, 1922

Col. Ed. Fletcher,
Fletcher Building,
San Diego, California

Dear Sir:

I have talked over with the other members of the family the proposition that you outlined looking toward transporting the water from the Pauba Ranch over to the Fallbrook district.

We have fully considered the matter and we feel that in view of the large amount of our own land which is susceptible to irrigation that our interests would be best served by keeping the waters there and developing our own land.

This decision was arrived at without considering what our legal rights to make this exportation might be. Our attorney advises us these rights might be questioned, although as to this they have made no final decision.

If there should be any change of policy we shall be very glad to communicate with you and we appreciate very much the interest which you have taken on our behalf in connection with this matter.

Yours very truly,

N. R. Vail

N. R. Vail
ELM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 31 Folder: 34

General Correspondence - Vail and Gates



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