

April Eleventh
1 9 3 3

Mrs. Ruth La Prade Story
1622 So. Spaulding Ave.
Los Angeles, California

Dear Madam:

There is one more possibility, just one of selling to the city of San Diego the properties in San Pasqual Valley. I am making one last effort and have conceived the idea of just selling them the water rights and pumping rights. I am enclosing form of agreement in duplicate.

I am taking an option for a year.

Mr. Webb has reduced his price on his 792 acres from \$250,000 to \$60,000; on the Ward Ranch, \$150,000 to \$30,000. The others in like proportion.

I would like to have an option from you on your piece at your lowest price giving us the right to flood also selling your riparian rights and pumping rights. We all have to work together, otherwise it is a matter directly between you and the city.

I have acquired an agreement from the following, E. H. Webb, White property, Rose M. King, The Jennings, Lucie Dyer, Will Dyr, Henry Fenton, Lillian P. Judson, F. Herbert Judson, Peet, Marchus, Georgeson, Henry Johnson Estate and a number of others.

Every one is taking about one-fourth the price for the floodage, riparian and pumping rights that they were asking for the property. We don't think there will be any dams built on the river for 10 or 15 years as the city has enough water supply for an additional 150,000 population but I feel that if we can give it to them at a snap they might consider taking the money out of the Sutherland fund. They have already taken \$115,000 out of the fund and are taking \$25,000 more soon.

In my opinion Lake Hodges super dam will never be built by the city but they are getting the rights now in case they some time care so to do.

We could never put over a bond issue to put over this deal in a thousand years. The city is already bonded up to the hilt. It is act quick now and get a settlement with the city while the money is still in the treasury or not at all.

Please let me hear from you in relation thereto and I hope you will send me a signed option.

Very sincerely yours,

P.S. Please fill in the acreage on the option. Based on what the others are getting your value would be approximately \$2500.00.

E.F.

April Eleventh

1 9 3 3

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1622 So. Spaulding Ave.
Los Angeles, California

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I would like to have an option from you on your piece at your lowest price giving us the right to flood also selling your riparian rights and pumping rights. We all have to work together, otherwise it is a matter directly between you and the city.

I have acquired an agreement from the following, E. H. Webb, White property, Rose M. King, the Jennings, Lucie Dyer, Will Dyer, Henry Fenton, Lillian P. Judson, F. Herbert Judson, Peet, Marchus, Georgeson, Henry Johnson Estate and a number of others.

Every one is taking about one-fourth the price for the floodage, riparian and pumping rights that they were asking for the property. We don't think there will be any dams built on the river for 10 or 15 years as the city has enough water supply for an additional 150,000 population but I feel that if we can give it to them at a snap they might consider taking the money out of the Sutherland fund. They have already taken \$155,000 out of the fund and are taking \$25,000 more soon.

In my opinion Lake Hodges super dam will never be built by the city but they are getting the rights now in case they some time care so to do.

We could never put over a bond issue to put over this deal in a thousand years. The city is already bonded up to the hilt. It is act quick now and get a settlement with the city while the money is still in the treasury or not at all.

I feel the very best that could be had for your riparian, pumping and floodage rights is \$ but it is like picking it up out of the street .

*Expires
Oct 7-1-1933*

Los Angeles, California.
May 8th, 1933.

Col. Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Col. Fletcher:

I am sending you herewith an option
on my San Pasqual land.

With all best wishes,
Yours very sincerely,

Ruth La Prade

Los Angeles, Cal.
May 8th, 1933.

Col. Ed Fletcher,
1020 Ninth Avenue,
San Diego, Cal.

Dear Col. Fletcher:

In consideration of \$1. and other considerations, the receipt of which is hereby acknowledged I give to you or your assigns for a period of five months from date an option to purchase my thirty five (34.91) acres of land in Section 6, Lot 3, Township 13 South, Range 1 West, S.B. M. in the San Pasqual Valley for a consideration of \$5500. (fifty five hundred dollars) cash.

I agree to furnish certificate of title showing the property is free and clear of encumbrance when the deal is consummated.

Yours very truly,

Ruth LeBeau (Stony)

① Herbert Judson first
② Mrs. Chas. Judson (Mary)^B
LA
White Memorial Hospital
312 No. Boyle - LA
③ Irvine Jorgensen

1022 S. Spaulding Ave.
Los Angeles, Cal.

May 14th, 1934.

Dear Colonel Fletcher:

When the deal can be consummated with the City I will be willing to sell at a fair price. It is of course impossible for me to sign an option at the price I gave before the buying power of the dollar had been slashed and inflation set in.

I trust that you will be successful in your venture and you can count on my co-operation.

Cordially yours,

Ruth La Prade

January 1, 1935.

Mrs. Ruth La Prade,
1622 South Spaulding Avenue,
Los Angeles, California.

My dear Mrs. La Prade:

Am taking the City Manager and committee Thursday to look the San Pasqual Valley proposition over again. I still have faith. Have put over \$2,000 of my own money into working this project up and believe in the long run I will put it over.

Yesterday I secured an extension of time to June 1st of H. G. Fenton, W. N. Bradbury, Wm. H. Dyer, Ervin Jorgerson, Lillian P. Judson and Everett Peet.

Will you kindly write a letter extending your option that expired October 7, 1935, to June 1, 1935?

Wishing you and yours the Compliments of the Season,

Very sincerely yours,

BF/RC

January 5, 1935.

Mrs. Ruth LaPrade,
1622 So. Spaulding Ave.,
Los Angeles, California.

My dear Mrs. La Prade:

It is just possible I can
sell your property. Do you want to sell the 35 acres for
\$3500.00. Maybe I can do something along these lines, but
cannot promise. It will be cash.

Wishing you the Compliments of
the Season,

Yours sincerely,

RF:KLM

1622 S. Spaulding Ave.
Los Angeles, Cal.
Feb. 9th, 1935.

Dear Senator Ed Fletcher:

I would not consider selling
the water rights alone but only the land outright. If
the City want to buy it cheap now is their chance. If
the land passes out of my hands they will never get it
under \$10,000. , which everyone in the San Pasqual thinks
a very reasonable price, perhaps in the end they might
have to pay three times that amount. The law firm in
San Diego told me they considered \$10,000. giving the
land away, that such a price was ridiculous for 35 acres
considering what the other San Pasqual land owners were
asking. .

Why should the City try to beat down my price
now when I have made such a low one? This land is all
I have besides my home. I am a widow alone in the world
with a boy to rear and in frail health. I should think
they would be glad to snap it up at the low figure of \$6,000.

Well, come down to \$5700. if necessary to
close. This is for an immediate cash deal only. (Not over
30 days.)

With best wishes,

Ruth LaPrade

1622 S. Spaulding Ave.
March 1st, 1935.

Dear Senator Fletcher:

I will take \$5500 (fifty five hundred dollars) for my San Pasqual land for an immediate cash sale.

With best wishes,

Sincerely,

Ruth LePlade

1622 S. Spaulding Ave.
Los Angeles, Cal.
March 26th, 1935.

Dear Senator Fletcher:

I wrote to you at Sacramento as you suggested but have heard nothing from you, and I am wondering if you received my letter.

Cordially,

Ruth LePlade

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March 30, 1935.

Mrs. Ruth La Prade
1622 South Spaulding Avenue
Los Angeles, California.

My dear Mrs. La Prade:

In answer to your letter of March 26th,
I think it will be utterly impossible to get your price
for the property. They have looked up the assessed value
of the property for taxes and found out that it is only
assessed at \$250. The city feels that it is being held
up. You will be mighty lucky if you get \$4,000 for the
property under the circumstances.

Sincerely yours,

EF/RC

Los Angeles, Cal.
April 3, 1935.

Dear Senator Ed Fletcher:

I do not see what the assessed
valuation of the land has to do with it--- naturally they have
been cutting down on the San Pasqual land owners for years.
But I understand it did not do them any good for the cases
that came into court. It was too obvious.

You know values in the San Pasqual and you know
my price is unusually low, and then I have cut and cut.
Bradbury asked \$1000.00 per acre straight for his land, I
understand, and his riparian rights would have to be proved for
he is not even on the river. My land at that figure would be
priced at \$35000.00. And lawyers when I talked to in San Diego
thought I should ask that. I do not think anyone else in the
San Pasqual has offered their land at such a low figure as I
have. If the land belonged to you I do not believe you
would even consider a cent less than \$10,000.00. Everyone I
talked to in the San Pasqual told me that was a fair figure
and that anything under \$8500.00 would be giving the land away.
You know my land, its history and its value. Nine and one half
acres are on the river bottom.

If the City wants to buy the land at a low figure
they still have the chance. Once the land passes out of my
hands they will probably have to pay a good price for it.

With best wishes,

Ruth La Prade

1622 S. Spaulding Ave.
Los Angeles, Cal.
July 15th, 1935.

Senator Ed Fletcher,
Box 1412, San Diego, Cal.
Dear Senator:

I wonder why I do not hear anything from you
and if you received my last letter. As I do not know whether
you are in Sacramento or San Diego I am sending this to
your box in San Diego .

Yours with best wishes,

Ruth Le Prade
Ruth Le Prade

July 16, 1935.

Mrs. Ruth LePrade,
1622 S. Spaulding Ave.,
Los Angeles, California.

My dear Mrs. LePrade:

Answering yours of July 15th, we are within an
ace of losing out. I am making one more attempt. Enclosed
find clipping that is explanatory.

Thanks also for your announcement for the season.

It is most interesting.

With kindest regards,

Sincerely yours,

EF M

1622 S. Spaulding Ave.
Los Angeles, Cal.
July 18, 1935.

Dear Senator Fletcher:

Thank you for your letter. I feel quite worn out with the long drawn out negotiations over the San Pasqual lands, half of which I don't understand, years and years. I am willing to let my land go cheap and get out of the picture. If the City will pay me \$5000.00 (five thousand dollars) net, cash, I will make them a deed to my thirty five acres of riparian land. My land is clear and free from all incumbrances and more than nine acres are on the river bottom. This will settle the matter as far as I am concerned. This is a figure which I have never before considered and is for immediate action only.

Kindly let me hear from you by return mail,

Yours with best wishes

Ruth Le Prade
Ruth Le Prade

July 20, 1935

Miss Ruth La Prade
1622 South Spaulding Avenue
Los Angeles, California

My dear Miss La Prade:

Answering yours of the 18th, enclosed find copy of letter I have recently written the City Council. The reply from them is that we must wait until the new city manager arrives, about September 1st. I will then take the City Council out and try to convince them it is the thing to do.

Sincerely yours

RF:RC

Enc.

Los Angeles, Cal.
Oct. 14, 1935

Dear Senator Fletcher: -

I thought
when I offered my land at the
ridiculously low figures that I
named a few months back, that
the city would snap it up right
away, knowing that they could
not expect such an offer again.
I do not see why my land
has to wait in the whole San
Pasqual project. Why don't you
take up the matter of my land
with the city? It is such a
small matter and does not need to
wait in all that other deal. I am
worn out after all these years. If they
want my land why don't they buy it?
Please take the matter up with them
and let me hear from you
with best wishes,
Ruth LaPrade

October 13, 1935

Mrs. Ruth La Prade
1322 South Spaulding Avenue
Los Angeles, California

My dear Mrs. La Prade:

I am hoping to take up the matter of the San
Pasqual lands in the near future.

Sincerely yours

EF:RC

RUTH LE PRADE
The Poets' Garden
1622 SOUTH SPAULDING AVENUE
LOS ANGELES, CALIFORNIA

Feb. 15th, 1939.

Senator Ed Fletcher,
1020 Ninth Ave.
San Diego, Cal.

My dear Senator:

I am glad to hear that you have prospects of putting thru your deal at last and of course I am ready to co-operate with you.

For years I have been worn out with the long drawn out negotiations relative to my land and the City of San Diego. I am willing to sell my thirty five acres for cash. And if you can close a deal for me in the near future I will make a very reasonable price.

Success to you. And please keep me informed.

Cordially,

Ruth Le Prade

October 3, 1939

City of San Diego
San Diego, California

Gentlemen:

In consideration of \$ 3,950.00 cash paid me on or before May 1st 1940, I agree to sell you the right to complete Sutherland Dam within the so-called San Pasqual-San Vicente watershed, said dam being more particularly located in Section 28th, Township 12 South, Range 2 East, S.B.M., San Diego County, California, together with the right to impound and divert the water so impounded to other watersheds and originating easterly from said dam. The property which I own, and affected by this agreement, is legally described as follows:

Lot 3 (N E 1/4 of N W 1/4)

Sec 6 -- 13--IW

34.91 acres.

Time is the essence of this agreement. I acknowledge receipt of \$1.00 and other consideration in relation thereto.

Ruth Le Prade

ED FLETCHER CO.
San Diego, California

Gentlemen:

In consideration of your past and future services, in case the City of San Diego accepts the offer above mentioned, your company is to be paid five (5) percent commission on whatever we receive from the City of San Diego, said money to be paid out of escrow by the Title Company on our order.

Ruth Le Prade

It is understood that I deed no land or water rights. I trust to Ed Fletcher and his Company the protection of my interests.

October 26, 1939

Miss Ruth LaPrade
1622 S. Spaulding Avenue
Los Angeles, California

Dear Miss LaPrade:

Answering your recent letter, will say that the City Water Commission has recommended the transfer of the Sutherland funds to San Vicente and we want to stop it. The move now is to show our good faith and cooperation with the City by giving consent to complete Sutherland Dam and divert the water from that watershed - there are only 54 square miles and over 150 square miles left. By building Sutherland Dam, it will stop its peak floods that do the damage; you will not be deeding any land, any pumping rights, any flood rights or any riparian rights, excepting the water that originates east of the dam.

I think I can get you \$500.00 from the City. Your neighbor just above, Mrs. Dyar is getting \$500. The larger owners of land and particularly that where the water is being put to beneficial use, are getting from \$2000 to \$4000 depending upon the acreage being irrigated and the amount of land. Over twenty riparian owners have already signed up.

I am enclosing agreement for your signature, if agreeable. Please let me hear from you by return mail.

Sincerely yours,

EF/jv
encl.

November 1, 1939

Miss Ruth LePrade
1622 So. Spaulding Avenue
Los Angeles, California

Dear Miss LePrade:

I do not believe you could sell Lot 3, NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 13, for \$3950 cash. You are not selling any land, pumping rights or riparian rights - you are only signing and agreement with the City allowing them to build the dam and in no way can your lands be damaged by giving consent to the City to build and divert the small amount of water it will divert to the City as compared to the entire amount in the watershed. Your entire property is only assessed for \$70.00.

Later on we hope to be able to sell your land for a considerable sum but in this case, you must play the game with us and it is like picking \$500.00 up off the ground in making this deal with the City.

I am enclosing new agreement and asking that you sign same.

With kind regards,

Sincerely yours,

EF/jv

December 15, 1939

Mrs. Ruth LaPrade,
1622 So. Spaulding Ave.,
Los Angeles, California.

My dear Mrs. LaPrade:

I have signed up all the riparian owners for the consent to build Sutherland Dam. Your property would not sell for \$3950.00 cash. It is only assessed for \$70.00.

The underground waters on your land will not in any way be affected by the building of Sutherland Dam, and you can never show any damage. You will have a chance to show that in court in the near future if the city goes ahead with this deal.

The property just above you on the river owned by Lucie R. Dyer - the S. E. 1/4 of N. E. 1/4 Section 33, Township 12 So. Range 1 West - is happy to get \$500 for her consent to build Sutherland Dam. Mr. and Mrs. Johnson own 120 acres in Section 26 Township 12 S. Range 1 West, and the river runs thru it. They are only asking \$1,000. Fred Dyer just above you owns 160 acres and is only asking \$2000. By no stretch of the imagination can you get over \$500 to \$1,000 for your consent to build Sutherland Dam. I am sure the city will go ahead, ignore you entirely and let you bring suit to prove your damage.

I am enclosing agreement for your signature and advise you to sign the agreement and return immediately.

Yours sincerely,

EF M

It is only assessed for \$70.00.

Los Angeles, Cal.
Jan. 8th, 1940.

Senator Ed Fletcher,
Box 670,
San Diego, California.

Dear Senator Fletcher:

In signing the enclosed agreement I am trusting in your word that it will in no way effect my land and water supply. I deed no land, pumping, or any water rights. Merely give the City the right to build Sutherland Dam which will not effect my land or water supply. I hope to farm my land in the near future and cannot take any chances of losing needed water. This is my understanding in signing the enclosed agreement.

I was amazed when I received your letters that a man of your intelligence should quote current tax valuations of San Pasqual lands to a San Pasqual owner. If the City keeps on reducing the valuation of my land it will soon be taxed at 00. No one knows better than yourself that there has been no honest depreciation of values in the San Pasqual Valley, as I said to you on Sunday. I have all tax bills over a period of many years showing what the City has been doing. It would not redound to the credit of the City of San Diego if presented in a court of law. The value of my land is in no way measured by the current assessed valuation. No one knows this better than yourself.

Wishing you success with your deal,

Sincerely,

Ruth LaPrade

December 12, 1940

Mrs. Ruth LaPrade,
1622 So. Spaulding Ave.,
Los Angeles, California.

My dear Mrs. LaPrade:

I have signed up all the riparian owners for the consent to build Sutherland Dam. Your property would not sell for \$250.00 cash. **It is only assessed for \$70.00.**

The underground waters on your land will not in any way be affected by the building of Sutherland Dam, and you can never show any damage. You will have a chance to show that in court in the near future if the city goes ahead with this deal.

The property just above you on the river owned by Lucie R. Dyer - the S. E. 1/4 of N. E. 1/4 Section 33, Township 12 S., Range 1 West - is happy to get \$500 for her consent to build Sutherland Dam. Mr. and Mrs. Johnson own 120 acres in Section 26 Township 12 S., Range 1 West, and the river runs thru it. They are only asking \$1,000. Fred Dyer just above you owns 100 acres and is only asking \$200. By no stretch of the imagination can you get over \$500 to \$1,000 for your consent to build Sutherland Dam. I am sure the city will go ahead, ignore you entirely and let you drink until to prove your damage.

I am enclosing agreement for your signature and advise you to sign the agreement and return immediately.

Yours sincerely,

EF M

It is only assessed for \$70.00.

Los Angeles, Cal.
Jan. 8th, 1940.

Senator Ed Fletcher,
Box 670,
San Diego, California.

Dear Senator Fletcher:

In signing the enclosed agreement I am trusting in your word that it will in no way effect my land and water supply. I need no land, pumping, or any water rights. Merely give the City the right to build Sutherland Dam which will not effect my land or water supply. I hope to farm my land in the near future and cannot take any chances of losing needed water. This

is my understanding in signing the enclosed agreement.

I was amazed when I received your letters that a man of your intelligence should quote current tax valuations of San Pasqual lands to a San Pasqual owner. If the City keeps on reducing the valuation of my land it will soon be taxed at 00. No one knows better than yourself that there has been no honest depreciation of values in the San Pasqual Valley, as I said to you on Sunday. I have all tax bills over a period of many years showing what the City has been doing. It would not rebound to the credit of the City of San Diego if presented in a court of law. The value of my land is in no way measured by the current assessed valuation. No one knows this better than yourself.

Wishing you success with your deal,

Sincerely,

Frank J. [Signature]

Jan. 8th, 1940. 1940

City of San Diego
San Diego, California

Gentlemen:

In consideration of \$1,250.00 paid me on or before May 1, 1940, I agree to sell you the right to complete Sutherland Dam within the so-called San Pasqual-San Vicente watershed, said dam being more particularly located in Section 28, Township 12 South, Range 2 East, S. B.M., San Diego County, California; together with the right to impound and divert the water so impounded to other watersheds and originating easterly from said dam. The property which I own, and affected by this agreement is legally described as follows:

Lot 3 (Northeast 1/4 of Northwest 1/4
of Section 6, Township 13 South Range 1 West.,
San Diego County, California.

Time is the essence of this agreement. I acknowledge receipt of \$1.00 and other considerations in relation thereto.

Ruth LaPrade

ED FLETCHER COMPANY
San Diego, California

Gentlemen:

In consideration of your past and future services, in case the City of San Diego accepts the offer mentioned, your Company is to be paid five (5) percent commission on whatever we receive from the City of San Diego, said money to be paid out of escrow by the Title Company on our order.

Ruth LaPrade

It is understood that I deed no land or water rights. I trust to Ed Fletcher and his company the protection of my interests.

January 12, 1940

Miss Ruth LaPrade
1622 So. Spaulding Avenue
Los Angeles, California

My dear Miss LaPrade:

Thanks for your letter of January 8th. I can assure you that you will be executing no deed to your land, pumping rights or floodage rights, and the only right that you are parting with is the water that originates easterly and which could be diverted by the building of Sutherland Dam.

I see your point of view and am sympathetic with it, but it is a condition not a theory that confronts us, and there is nothing a City will not do as and when in order to accomplish their end - depending entirely upon who is at the helm. I believe the City is trying to do the right thing in this matter and mean to be fair. Will do what I can to help you, but I question whether they will even pay \$1250.00.

With kind regards,

Sincerely yours,

ED FLETCHER

EF/jv
Dictated but
not reviewed.

1622 S. Spaulding Ave.
Los Angeles, Cal.
Aug. 7th, 1940.

Senator Ed Fletcher,
Box 670,
San Diego, California.

Dear Senator:

What are the latest developments in regard
to the San Pasqual situation?

Please let me hear from you.

Sincerely,

Ruth LePrade

8-10-40 11-14-40

August 9, 1940

Miss Ruth LePrade
1622 South Spaulding Avenue
Los Angeles, California

Dear Miss LePrade:

Answering yours of the 7th, the City is making
a thorough investigation and we hope to have something
definite in the very near future.

Will keep you advised.

Sincerely yours,

EF/jv

Ed Fletcher Papers

1870-1955

MSS.81

Box: 16 Folder: 13

General Correspondence - LePrade, Ruth



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