

August 3, 1916.

Senator L. A. Wright,
611 Southern Title Bldg.,
3d and Plaza,
San Diego, Calif.

In re claim Mrs. John H. Gay.

Dear Sir:

Referring to your letter of July 14, 1916, relative to the brush removed from the Gay property at Lakeside, during the month of February, and which you agree now to accept the sum of \$10.00 in full settlement of same, beg to say that we have allowed this claim and have credited the John H. Gay Estate Account for back water rentals, and in which this company has filed an itemized statement against the estate for \$125.02. This reduces our claim down to \$115.02.

Yours very truly,

CUYAMACA WATER COMPANY.

Secretary

M-S

122

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"TREANOR-FLETCHER SYNDICATE"

ENTIRE FILES:

- "RIVERSIDE PORTLAND CEMENT CO."
- "UNION TITLE INSURANCE CO. 1925 CORRESPONDENCE"

- Fletcher to ANTHONY, H. E., April 7, 1922
- BURNAM, George S. (Southern Trust and Commerce Bank)
Fletcher to Burnam, (3 letters) May 9, 1922, June 3, 1922, October 16, 1922
- Burnham to Fletcher, October 11, 1922
- Fletcher to GILMORE, M. T., June 3, 1922
- SLOANE & SLOANE
Fletcher to W.A.Sloane, May 1, 1925
Copy for Fletcher, Sloane ^{to Wright}, February 27, 1926
- Fletcher to SOUTHERN TITLE GUARANTY CO., May 1, 1925
- STEVENS, HENRY J.:
Stevens to Fletcher, June 21, 1922
Fletcher to Stevens, October 10, 1922
Stevens to Fletcher, September 26, 1922
Fletcher to Stevens, October 5, 1922
Fletcher to Stevens, October 17, 1922
Stevens to Fletcher, October 16, 1922
- WRIGHT, Leroy A.:
Wright to Sloane, (2 letters) March 18, 1925, April 30, 1925

LEROY A. WRIGHT
DEMPSTER MCKEE

GERALD C. THOMAS
CYRUS M. MONROE

MAIN 1303
WESTERN UNION CODE

LAW OFFICES OF
WRIGHT & MCKEE
SIXTH FLOOR, SOUTHERN TITLE BUILDING
SAN DIEGO, CALIFORNIA

March 25, 1925.

San Dieguito Water Company,
Mr. Ed Fletcher,

San Diego, California.

Gentlemen:-

We this day requested from the Southern Title Guaranty Company the delivery of an agreement executed by the San Dieguito Water Company and Mr. Ed Fletcher relating to the boating, fishing and hunting privileges on Lake Hodges to the Union Title Company in escrow as per contract between Mr. John Treanor and Mr. Ed Fletcher.

In reply thereto we received the enclosed communication.

Will you kindly give written instructions to the Southern Title Guaranty Company to deliver said agreement held under their escrow No. 58520 to the Union Title Company, subject to the escrow agreement between Mr. John Treanor and Mr. Ed Fletcher, dated March 5, 1925?

Yours very truly,

WRIGHT & MCKEE

By *Leroy A. Wright*
Leroy A. Wright #

LAW/h

deed Craig Hooper
~~Grant~~ S.T. Co
deed
Insurance
= insurance =
Revenue - to date of
= Leases =
= Vulcan Land Co =
= + " Water Co =
= Rentals -
deed Lake Hodges

COPY

March 25, 1925.

L. A. Wright,
San Diego, Calif.

RE: ORDER No. 58520

Dear Sir:

We have your request for the delivery of the agreement for hunting and fishing between the San Dieguito Water Co. and Mr. Fletcher in regard to the Hunting and Fishing Privileges.

We are sorry not to be able to comply with your request, but we have definite instructions from both the San Diego County Water Company and Mr. Fletcher that these papers are to be held by the Title Company until such time as we receive an order from both parties interested for their delivery.

Yours very truly,

H. E. CRANE

For the Company.

[SOUTHERN TITLE
GUARANTY]
csm

HEC/hm

LEROY A. WRIGHT
DEMPSTER MCKEE

GERALD C. THOMAS
CYRUS M. MONROE

MAIN 1303
WESTERN UNION CODE

LAW OFFICES OF
WRIGHT & MCKEE
SIXTH FLOOR, SOUTHERN TITLE BUILDING
SAN DIEGO, CALIFORNIA

March 18, 1925.

Judge W. A. Sloane,
San Diego, California.

RE: FLETCHER-TREANOR SETTLEMENT.

My dear Judge:-

This will confirm my telephone message of even date stating that all of the papers in connection with the Treanor-Fletcher settlement were concluded and are now in my office ready for delivery, including the L. A. Hinshaw leases.

I understand that Mr. Fletcher is to submit to us for our examination and approval the following instruments:

1. Cancellation of Fletcher-Henshaw agreement regarding Solana Beach;
2. Cancel notes in favor of Southern Trust and Commerce Bank \$10,000 and \$4,000, marked paid. Cancel note in favor of First National Bank of Los Angeles in the amount of \$20,000, marked paid;
3. ~~And~~ all other notes signed jointly by Fletcher and/or Henshaw, and/or Treanor in connection with Solana Beach, cancelled and marked paid;
4. Adequate releases to Treanor and Henshaw from Trust Deed to Southern Trust and Commerce Bank securing the \$10,000 and \$4,000 notes above referred to;
5. Adequate releases from any other trust deeds, mortgages, or instruments relating to Solana Beach;

*Subject to depositions
w/ proper acknowledgment*

*Nothing else
? See to check
San Bank*

*Patton - title
Proctor - title
W. Stevens - title
Williamson - title
Squire - title
Columbus - title
Craigh - title
Herman - title
Wickham - title
Peters - title*

- 7. Fletcher is to give bill of sale on boating equipment at Lake Hodges;
- 8. Assignment Fletcher's interest in J.B. Hayes contract to purchase;
- 9. Assignment Fletcher's interest in Moreno contract to purchase;
- 10. 90 day note of Fletcher (cash) in the amount of \$465, said amount subject to adjustment;
- 11. Grant Deed one-sixth (1/6) interest Fletcher-Keller-Kerchoff-Salmons land;
- 12. Grant Deed, full interest Fletcher-Salmons lands;
- 13. Conveyance of all interest in 200 acres Section 15, South of Lake Henshaw;
- 14. All receipts, assignments, contracts, etc., pertaining to the 200 acres in Section 15;
- 15. Grant Deed to Chapman property above 395 foot contour;
- 16. Grant Deed to Taylor interest in balance of Barnett property;
- 17. 50 shares preferred stock and 25 shares common stock San Diego County Water Company, endorsed in blank;
- 18. Grant Deed to one-half (1/2) interest in Carroll Damsite property;
- 19. Grant Deed to Bernardo Acres;
- 20. Grant Deed to Lake Hodges Grove Acre;
- 21. Fletcher-Hinshaw agreements and leases cancelled by both parties;
- 22. San Dieguito Water Company-Fletcher

in all deed
 in all deed
 in all deed
 Put in title
 (Record)
 New deed
 in all deed
 OK
 In all deed
 In all deed
 In all deed

ordered certificate from
 as title
 Union title has certificate

grant deed
 Copy of Certificate of Purchase

description?

- 23. San Dieguito Mutual Water Company-Fletcher Agreement, re: hunting, fishing, and boating now in escrow, cancelled by Fletcher (2 originals);
- 24. Bill of Sale for balance of personal property San Pasqual and Pratt Ranches;
- 25. Assignment to John Treanor and Griffith Henshaw of all insurance policies on buildings and improvements, policies delivered through escrow.

(in escrow) with title
 OK
 (to be deposited)

Union Title Company

title

NOTE: Outside of the Escrow, Fletcher is to:

- a. Turn over all leases and documents pertaining to the properties Treanor acquires;
- b. Make settlement of all rentals and income to date;
- c. Turn over all original tracings and maps of every kind pertaining to the properties now owned or controlled by our interests; turn over all engineering reports, water measurements records and data of every kind secured by him from our interests at our expense;
- d. Turn over all data and records regarding corporations formed by Mr. Henshaw or for his benefit.

Mary
 Mary
 Shepherd
 see me

I suggest that we now deposit the contract with the Union Title Company, together with the escrow instructions to be signed by yourself and myself as attorneys for the respective parties, and enclosed herewith is a form of such instructions for your approval.

Yours very truly,

WRIGHT & MCKEE
 By *Shoyan Wright*

LAW/h
 ENCL.

LAW OFFICES OF
WRIGHT & MCKEE
SIXTH FLOOR, SOUTHERN TITLE BUILDING
SAN DIEGO, CALIFORNIA

April 30, 1925.

Judge W. A. Sloane,
San Diego, California.

My dear Judge:-

I spent some time today with the Union Title Company going over our escrow agreement and the various instruments which have been deposited on behalf of Col. Fletcher and Messrs. Treanor and Henshaw, and I invite your attention to the following items:

ITEM ONE: No release of the mortgage interest has been deposited for filing in relation to the mortgage on the Anderson property. This property is located in the San Luis Rey Valley; the mortgage was executed March 1, 1917, and was due March 1, 1919. It is true that the mortgage lien is out-lawed. My understanding is that the mortgage has been paid and if so there should be a satisfaction deposited with the Union Title Company so that the same can be filed and the cloud removed. Notwithstanding the mortgage may have been paid and the mortgage and note outlawed, it would still remain a cloud upon the property without a proper release and satisfaction being executed and recorded.

*Release of
note
attached*

ITEM TWO: BRYAN PROPERTY: This property is encumbered by a \$1500.00 mortgage upon Col. Fletcher's one-fourth interest in the property. A proper release and satisfaction has been executed and filed with the Union Title Company, but this cannot be filed of record until the money has been paid. Col. Fletcher's contract is to convey all of his interest in the San Luis Rey properties to John Treanor and Griffith Henshaw free and clear of all liens, clouds and encumbrances. We seem to have omitted any provisions as to who should pay for the recordation of this satisfaction of mortgage.

Judge W. A. Sloane -- #2

ITEM THREE: It seems that the Southern Title Guaranty Company holds a title to Col. Fletcher's one-fourth interest in the Craig and Hooper properties. Col. Fletcher's general deed conveys all of his interest in this property to Messrs. Henshaw and Treanor. In order to make the title a merchantable one it will be necessary for the Southern Title Guaranty Company to deed to Col. Fletcher his undivided one-fourth interest in this property. The Southern Title Company stands ready to do so upon an order from Col. Fletcher. Will you kindly attend to this matter?

ITEM FOUR: CARROLL PROPERTIES: As this title now stands, according to my understanding, an undivided one-half interest is vested in the Southern Title Guaranty Company, and the remaining one-half in John Treanor. Under the terms of the contract Mr. Treanor obligates himself to have the title to the Carroll property vested in Col. Fletcher. In order to do so it will be necessary to have the Southern Title Guaranty Company deed to Col. Fletcher, or if Col. Fletcher desires to waive this provision, kindly have him do so. Either course will be satisfactory to us.

ITEM FIVE: LIEU LANDS: I have examined the instrument deposited by Col. Fletcher with the Union Title Company according to the terms of the escrow instructions. A proper description of this Lieu Lands properties is contained in a general deed. I am of the opinion that it will be necessary, or at least proper, to have Col. Fletcher execute an order to the State of California directing the deed to be executed in the name of John Treanor and Griffith Henshaw, when the circumstances permit the issuance of such an instrument. Will you kindly have Col. Fletcher attend to this? The order should be deposited with the escrow papers, so that when the different instruments are delivered no further steps will be necessary to be taken in the matter on the part of Col. Fletcher.

Judge W. A. Sloane -- #2

ITEM SIX: Some days ago I sent to you a general deed. The old deed was correct as to form, but I did not like to deliver the instrument in that shape to my clients. I will appreciate it very much if you will have this new deed executed and substitute for the original.

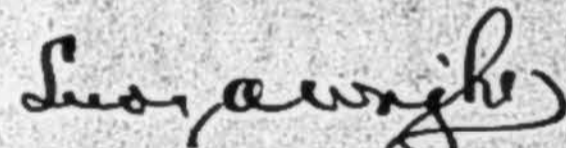
ITEM SEVEN: I find that as attorney for Col. Fletcher you have not approved the form or substance of the instruments deposited by my clients. Will you kindly at your earliest convenience attend to this matter.

I had hoped to have the escrow closed today, and all of the instruments delivered to the respective parties entitled thereto, but it seems impossible. I know that you are as anxious to get this matter closed as I am, and I will appreciate such attention as you can give it.

Yours very truly,

WRIGHT & MCKEE

By


Leroy A. Wright

LAW/h

COPY TO

Col. Ed Fletcher
Garner A. Beckett
Union Title Company

May 23rd, 1929.

Senator L. A. Wright
Southern Title Building
San Diego, California.

My dear Senator:

Confirming my telephone conversation will say that whoever made you the report that we were violating any riparian rights that we had on Eagles Nest Creek is talking thru his hat.

We are not diverting any water whatsoever out of the water shed. Instead, we are piping the water for about a mile so as to put in a little power plant with a 300 foot head and dropping the water back into the Creek, eliminating the loss of nearly a mile of sandy creek and marsh, and if you take into consideration the loss of water in that mile which we are actually saving, you are going to get more water than you ever had before.

We are irrigating an acre or two for vegetables and fruit trees, but as a riparian owner we certainly have that right.

You can tell Mr. Treanor that he has been wholly misinformed and if anything we have rendered a service by saving a mile of evaporation and seepage losses in the creek between by by-passing the water. We have diverted no water from one water shed to another and have no intention of doing so.

We did not part with any of our riparian rights to our Eagles Nest property, but did transfer all our rights to the land in the Helm property at the foot of the grade and intended to transfer all the riparian rights to the Helm property as well. If we haven't done so, we will be glad to do so without any charge to the San Diego County Water Company.

Yours very truly,

EF:GMF

May Twenty-fourth,
1 9 2 9

Senator Leroy A. Wright,
Southern Title Bldg.,
San Diego, Calif.

Dear Senator Wright:

I have received a notice of the stockholders meeting
of the Yuma National Bank.

I did not go into the new banking proposition and am
not unless I am going to lose a considerable amount
of money by not doing it.

I wish you would tell me what is going to happen
in the matter of liquidation and what chances there
are of getting my money back by not going into the
new bank.

Yours truly,

EF:AK

LEROY A. WRIGHT
DEMPSTER MCKEE
CYRUS M. MONROE
GERALD C. THOMAS
EUGENE GLENN

WRIGHT & MCKEE
C. M. MONROE
ATTORNEYS AT LAW
SIXTH FLOOR, SOUTHERN TITLE BUILDING

SAN DIEGO, CALIF.

June 8th, 1929

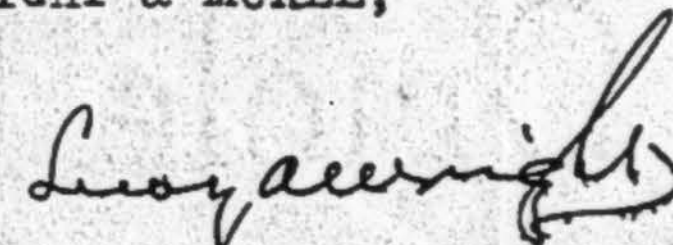
Colonel Ed Fletcher,
1020 9th Street,
San Diego, California.

My dear Colonel Fletcher:

This will acknowledge yours of June
7th inclosing the plat of the Spalding properties.
I have already taken this matter up with Mr. John
Trenor and will advise you of the result upon my
return to the City which will be some time early
in July.

Yours very truly,

WRIGHT & MCKEE,


By
Leroy A. Wright

LAW/D

LEROY A. WRIGHT
DEMPSTER MCKEE
CYRUS M. MONROE
GERALD C. THOMAS
EUGENE GLENN

WRIGHT & MCKEE
C. M. MONROE
ATTORNEYS AT LAW
SIXTH FLOOR, SOUTHERN TITLE BUILDING

SAN DIEGO, CALIF.

June 8th, 1929

Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, California.

My dear Col. Fletcher:

Your recent letter about the Yuma National Bank received.

I cannot tell you just how the liquidation will result. It became necessary to avoid an assessment which was requested by the comptroller to organize a new bank which has taken over the assets of the Yuma National Bank. The new bank is called the Yuma Valley Bank.

I put about \$50,000.00 in the old Yuma National and I put \$35,000.00 in the new bank. I expect to go to Yuma in a few days and hope the liquidation of the Yuma National will be placed in good hands. If handled properly and conditions improve as we hope they will because of the building of the Boulder Dam, there ought to be any where from \$50.00 to \$100.00 per share paid back to the old shareholders. The result of the liquidation, however, cannot be foretold at this time.

Very truly yours,

WRIGHT & MCKEE,

By *Leroy A. Wright*
Leroy A. Wright

LAW/D

LEROY A. WRIGHT
DEMPSTER MCKEE
CYRUS M. MONROE
GERALD C. THOMAS
EUGENE GLENN

WRIGHT & MCKEE
C. M. MONROE
ATTORNEYS AT LAW
SIXTH FLOOR, SOUTHERN TITLE BUILDING

SAN DIEGO, CALIF.

June 11th, 1929

Colonel Ed Fletcher,
1020 Ninth Street,
San Diego, California.

Dear Colonel Fletcher:

I have just taken up with Mr. Treanor the matter of the purchase of the San Luis Rey riparian rights. He does not desire to purchase these riparian rights at the present time.

Yours very truly,

WRIGHT & MCKEE,

By *Leroy A. Wright*
Leroy A. Wright

LAW/D

September ^{third,}
1 9 2 9

Senator L. A. Wright,
Southern Title Bldg.,
San Diego, Calif.

My dear Senator Wright:

I have \$5,000 of stock of the El Cortez Hotel.

Mr. White said you might consider buying it. Please
let me know what it is worth to you.

Very sincerely yours,

EF:AK

September 13th, 1929.

Senator L. A. Wright
Southern Title Building
San Diego, California.

My dear Senator:

Confirming our telephone regarding a compromise
between the City and Edwards, Wildey & Dixon
regarding the Sutherland litigation will say,
City Attorney Conkling is taking the matter up with
the Council and Mr. Savage on Monday and my under-
standing is that he will recommend a settlement on
the basis of \$100,000, with Edwards, Wildey & Dixon
to keep tools and equipment.

I certainly hope a compromise can be made and I
have asked Judge Conkling to take the matter of
compromise up with you direct.

Yours very truly,

EF:GHF

J
Conversation Between Senator L. A. Wright
& Col. Fletcher, Feb. 18, 1933

Fletcher: Senator, I had a letter from Mr. Yawkey, Mr. White's brother-in-law and he asked me to inquire around if there has been any will made.

Wright: We have no will. Ralph Jenney would have it if there was any.

Fletcher: He told me once that you had made a will for him.

Wright: I don't know but what I did. I will look thru my files when I go to the office and telephone you .

Fletcher: Do you know where he owns any property of any kind?

Wright: I do not.

Fletcher: Let me know about the will. Mr. White told me that he had made a will and you had drawn it up and I understood you to say you have it.

Wright: We have a regular place for all our wills and if we have it it is there.

Did you see Judge Cary yesterday? You have been subpoenaed Tuesday?

Fletcher: What is that for?

Wright: On the George Burnham matter.

Fletcher: I want to talk to you before I go on the stand. You telephone me when I can see you.

Wright: You can come over to my office any time this morning. I will be there all forenoon. Any time that is convenient to you.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 35 Folder: 5

General Correspondence - Wright, Leroy A.



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