

SAN · LUIS · REY · VALLEY · FARMS

LANDS FOR  
SUGAR BEETS  
BEANS  
ALFALFA  
FRUIT ORCHARDS

E. C. BATCHELDER

REAL ESTATE

OCEANSIDE, CALIFORNIA

OCEANSIDE  
PROPERTY

April 24, 1916.

Nov 10th, 1913.

Mr. W. S. Post;

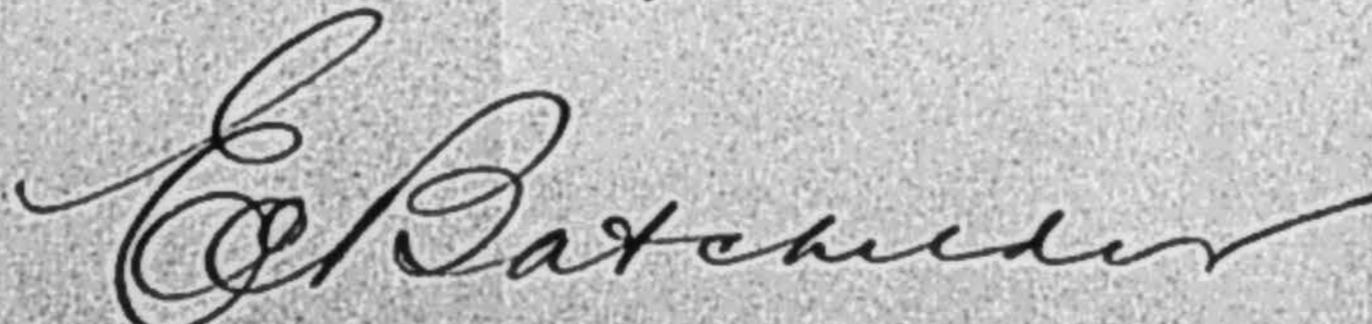
San Diego, Cal.

Dear Sir;

Mr. Dunn wishes me to make a statement of my arrangement regarding his taking his Well Rig to Lakeside. I cannot say that I made any arrangement but when I went to see him at your request, he stated that he would go on the same terms that he was working on at South Oceanside, providing that you moved the outfit. The terms of the South Oceanside job were ten dollars per day and expenses of the rig such as hauling water etc. and the men were to receive their regular pay and expenses.

Mr. Dunn went to San Diego to see you personally and any arrangements that were made at that time I know nothing about.

Yours very truly,



Mr. E. C. Batchelder,

Warners Springs, Calif.

Dear Sir:

This is your authority to let any member of the Forest Service use the road through my Eagle's Nest property, without charge. I would like at all times to have it arranged so that Mr. Ream has one key and you the other.

Yours very truly,

F-S

1016  
F.C. Batchelder

Del Mar Ranch.

Dear Ed:

The arrangement you propose seems to me to be a good one. I am willing to lease the ranch for five years at \$1000 per year. This property is leased to Mr. Taylor for the same period of time. I will make arrangements with him to have him give up his lease.

Mr. Taylor is the owner of the lease. This is satisfactory to me. I am sending you from Mr. Banshee 7 1/20 acres of bottom land. I am enclosing a map.

I have no objection to the boundaries of the ranch and adjoining the Balm place. It takes all the bottom land to the present San Yoli road. All of it is alkaline land.

I am willing to furnish all material for a house to be built on the ground, the size of same to be mutually agreed upon providing Mr. Taylor will pay for the labor of building the house.

As the ranch is leased for five years and as Mr. Taylor would get the benefit of the use of the house free of charge for five years together with over seven acres of additional bottom land I feel that this arrangement is fair.

I would want to have enough rent money advanced to cover the material that goes into the house as I am short of ready money just at present.

It is possible that water may be diverted from Crystal Creek to the Swinney, but if this is done I shall make arrangements which will allow me to continue the normal flow of the stream as will insure that enough water will come down the road and available for irrigation purposes in the event that no water

280 12

Del Mar, California Oct. 14, 1922

Mr. Ed Fletcher,  
San Diego, Calif.

My dear Ed:

There were 500 or 600 ft. of 2" pipe which the Morse Construction Company used for one purpose or another at the Santa Fe ranch.

After the dairy was sold it was laid in the ground and on top of the ground for irrigating gardens, etc. and has never been taken up. I gave orders for it to be taken up some months ago, and supposed it was away from there where we could use it, but find it is still in the ground. I asked Garcia to take it up and bring it on down to the syndicate land and he tells me when he went to get the tools the other day they objected to his moving it.

Please let me know what we shall do about it. This pipe never belonged to the Santa Fe and was used temporarily by the Morse Construction Company, and should not go to the Santa Fe.

Yours sincerely,

F.C. Batchelder  
*m.*

ECB:KLM

Coyne M.W.E.F

RECORDED

Recovering fence posts will have to be replaced. Very  
few are Taylor and Saray as the fence posts are now  
now would be of little value.

If a house is built I would like for it to be built of  
new material and of nice appearance. Mr. Taylor can do  
anything he is a mind to with the old house on the Helm place  
but my idea would be to build an entirely new house and use the  
old house for a barn.

Enclosed herewith find map showing the property I am  
going to take up.

Yours very truly,

W.H.

John H. Young

Enclosed herewith find map showing the property I am

going to take up.

Yours very truly,

John H. Young

Enclosed herewith find map showing the property I am

going to take up.

Yours very truly,

John H. Young

AGENT FOR  
SOUTH COAST LAND COMPANY  
PHONE, DEL MAR 17

E. C. BATCHELDER  
REAL ESTATE AND LEASES  
DEL MAR, CALIFORNIA

120-17

Oct. 16, 1922.

Mr. Ed Fletcher,  
San Diego, Cal.

Dear Ed-

It might be well for you to take the matter of moving the power line from the bluff on the Jones Tract to a position farther back. The Electric Co is doing a lot of work around here now anyway. While there is no rush they might as well have a chance to figure ahead. Mr. Jones reserved the right to have it moved when he granted it.

Mr. Simpson was much pleased and says that he has quite a number of prospects for the acre tracts who are warmed up. He will know definitely in a few days whether he will be in a position to take half or not.

I wish you would consider the name "La Solano" or "Solano Beach" as the name for the townsite. It means "sunshine" and is pretty and quite expressive I think. Mr. Simpson thought it a fine name and would like it if he has anything to do with it.

Yours very truly,

*E. Batchelder*

120-17  
October 21, 1922

Mr. E. C. Batchelder,  
Del Mar, Calif.

Dear Gene:

*Solano*

I have decided to name it Solano Beach.

Yours sincerely,

EF:KLM

October 30, 1922

Mr. E. C. Batchelder,  
Del Mar, Calif.

My dear Gen:

Enclosed find Mr. Faulkner's letter of  
October 28th, and my answer in reply.

Yours sincerely,

EF:KLM

File 120-17

November Ninth  
1 9 2 2

Mr. E. C. Batchelder,  
Del Mar, Calif.

My dear Batchl

I find we can commence to sell immediately  
our lots and have a form of receipt which protects us.  
For that reason I want immediately to commence preparing  
an announcement of Solana Beach.

My idea would be a map of the entire tract  
on one side, and pictures of Lake Hodges, Santa Fe Hotel,  
a nice picture of the ocean from the crest of the hill  
and also a picture of the beach itself, and a picture  
of the cove, one of the Stratford Inn bath house and  
one of the hotel, on the other side.

I wish you would sit down and write up what  
you think would be a good announcement of a preliminary  
nature.

Before spending any money on that big sign opposite  
the depot announcing Solana Beach, I want to consult Mr.  
Hodges as to just what I can put on it. There is a fight  
being made by the Railroad Commission to make this a public  
utility.

Please get busy immediately on getting out  
our literature and submit somthing to me.

I have a lease for a number of years on the  
Santa Fe right of way and want the tractor to clear it up  
and clean it up, particularly on the west side. In fact  
it all ought to be cleaned up to make the proposition  
look better.

Yours sincerely,

EF:KLM

AGENT FOR  
SOUTH COAST LAND COMPANY  
PHONE, DEL MAR 17

E. C. BATCHELDER  
REAL ESTATE AND LEASES  
DEL MAR, CALIFORNIA

Mar 14, 1922

Dear Ed.

Enclosed find copy of  
what I have in mind for  
folded in Solana Beach.

Please don't destroy, as it  
will serve as a nucleus to  
work from... I would not  
get out too many now as  
when we get a few buildings  
or something real on the ground  
we will want more ones.

Batch

WHY  
SOLANA BEACH.  
IS A. SAFE. BUY.

BECAUSE.

It is the natural shipping  
point for the products of 10000  
acres of irrigated land soon  
to be sold.

It is on the Coast Bouleyard  
22 miles north of San Diego,

It lies on a mesa of fertile  
agricultural land where fruits,  
vegetables or flowers grow to  
perfection.

It has a safe, clean sandy  
beach where you may bathe 12  
months in the year.

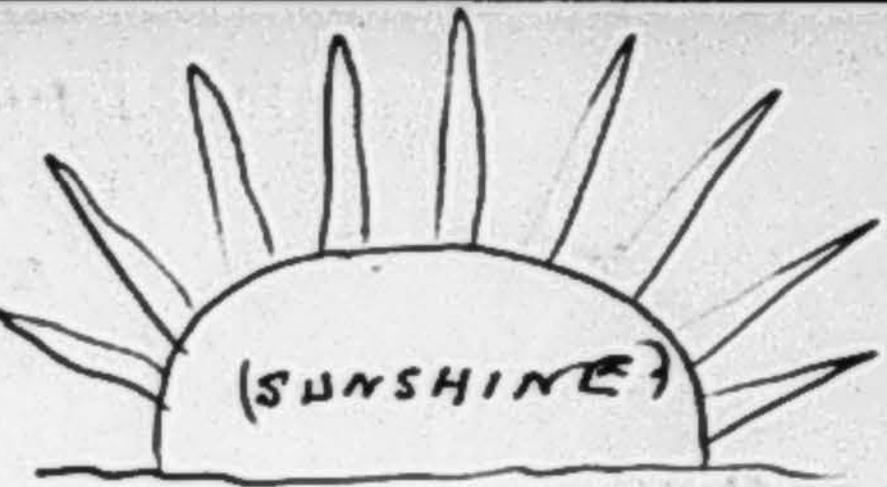
It has an unlimited water  
supply.

Only a small area has been cut  
into lots. The greater part  
will be sold in acre tracts.

Prices reasonable,  
Terms reasonable.

It will pay you to be among  
the first to buy and build.

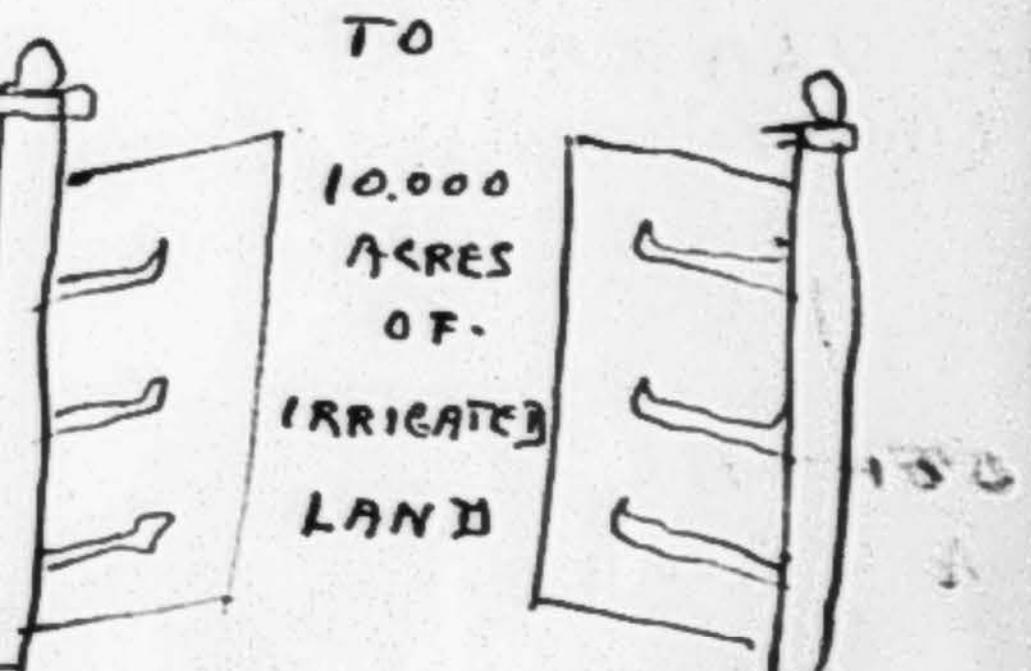
Ask Why?



SOLANA  
BEACH

NOT. A. RESORT.  
A. HOME. TOWN

THE GATEWAY



IDEAL. FOR THE RICH  
PRACTICAL. FOR THE POOR

ED. FLETCHER, CO. OWNERS  
920. 8TH ST. SAN DIEGO.  
E.C. BATCHELDER, AGT.  
DEL MAR, CALIF.

UNTIL.. OUR STATION IS BUILT.. TAKE  
SANTA FE TRAIN TO DELMAR.. GO TO OFFICE  
OF E.C. BATELDER.. YOU WILL BE SHOWN THE  
REASON WHY SOLANA-BEACH IS THE PLACE YOU SHOULD LOCATE

35

OFF-OCEAN  
FRONT- LOTS  
ON THE BLUFF  
(VERY. SIGHTLY.)

30

LOTS. ON HIGHWAY  
50 & 70 FT. FRONTAGE  
(GOOD BUSINESS)

24.

25 + 35 ft lots  
on PLAZA.  
(BUSINESS-ONLY)

150.

OTHERS,  
ALL. GOOD.

45.

50 X 100 ft.  
ON THE RAILROAD  
(SHIPPING FACILITIES)

M A P.

17

LOTS

100 X 100  
LOTS

100

TRACTS

VARYING

FROM.

2/3 to 1 acre

IN SIZE

ALL GOOD

SOIL.. JUST

WHAT YOU WANT

FOR - VEGETABLE

FRUITS. FLOWERS

ETC.,

A LIVING ON

EVERY. LOT.

PINE VIEW

TRACTS.

YOU MUST BE ON THE GROUND. TO APPRECIATE  
THE VALUE OF THIS PROPERTY.

AGENT FOR  
SOUTHERN COAST LAND COMPANY  
PHONE, DEL MAR 17

E. C. BATCHELDER  
REAL ESTATE AND LEASES  
DEL MAR, CALIFORNIA

Nov. 24, 1922.

Mr. Ed Fletcher,  
San Diego, Calif.

Dear Ed:

Mr. Jones and Mrs. Estes his sister would like to arrange to have their property recorder with our subdivision as lots so that they can get away from the meets and bounds descriptions. I have told them that they would have to sign our map and that I was sure you would be glad to do this for them.

How about the big sign? Have you talked to Hodges about what he was willing to have us say regarding the Ranch? It might be well to put it up and if we want to change the lettering later we can. We can say a lot without conflicting with his ideas.

So far I have been unable to get any data from Volk regarding the location of water pipes.

Yours very truly,

Have you got any action regarding the new railroad crossing and a right of way from the Santa Fe.  
*E. C. Batchelder*

November 28, 1922.

Mr. E. C. Batchelder,  
Del Mar, Calif.

My dear Mr. Batchelder:

Mr. Jones and Mrs. Estes must realize that it cost considerable money to make the surveys and if they want the benefit of these surveys they should pay their proportion. I will write you a letter on this subject soon.

Do not bother Mr. Volk any more regarding water pipes or anything.

Have written to the Santa Fe about the crossing.

Yours very truly,

EF:AH

P. S. Will submit an estimate of cost of making the surveys in order to have the Jones and Estes tracts put on our map when we file it.

E. F.

STATE OF California  
County of San Diego

On this 27th day of April, 1939.

before me, the undersigned and  
in and for said County and State, personally appeared Eugene C. Batchelder  
and Madie Clark Batchelder

known to me to be the persons whose names are subscribed to the  
foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Eugene C. Batchelder  
Notary P. lic in and for said County and State

Mail to: Grossmont Park Company  
1020 Birch Ave  
San Diego Calif

## GRANT DEED INDIVIDUAL

Eugene C. Batchelder  
Madie Clark Batchelder  
TO  
Grossmont Park Company



If the title to the property described in this deed is insured by this strong company, you know you own it.

## UNION TITLE Insurance Company

San Diego's oldest and largest title insurance company, with a 34-year record under one management.

For efficient and reliable service as:

EXECUTOR  
ADMINISTRATOR  
GUARDIAN  
TRUSTEE

## UNION TRUST CO. OF SAN DIEGO

No securities for sale.

BROADWAY AT  
SECOND AVENUE  
IN UNION  
There is Strength  
JAMES D. FORWARD  
PRESIDENT

----- EUGENE C. BATCHELDER and MADIE CLARK BATCHELDER  
Husband and wife

Ten and no/100 -----

ED FLETCHER COMPANY, a corporation, (formerly Grossmont  
Park Company)

All that portion of Lot "E" of the Guyamaca Rancho, in the County of San Diego, State of California, as set out in the decree of partition of said Rancho, recorded in Book 43, Page 309 of Deeds, et seq. in the office of the Recorder of said San Diego County, and particularly described as follows:

Commencing at Station 457 plus 77.55 on the center line of Relocation of Route 8, Division 4; thence North 60° 10' East, 187.58 feet to the true point of beginning; thence at right angles South, 29° 50' East, 140 feet; thence at right angles, North 60° 10' East to a point on the center line of County Highway Survey Route 8, Division 4, according to the Map thereof on file in the office of the County Surveyor of said County; thence Northerly and Northwesterly along said center line of said highway to a point bearing North 60° 10' East from the true point of beginning; thence South 60° 10' West 155 feet to said true point of beginning.

*Specified  
to put grantee up to date*

our

24th

July

AFFIX U.S.I.R. STAMPS: \$.....

EUGENE C. BATCHELDER and MAUDE CLARK BATCHELDER  
husband and wife .....

for and in consideration of the sum of...Ten and no/100..... DOLLARS  
**DO HEREBY GRANT TO** ..... GROSSMONT PARK COMPANY, a corporation.....

**ALL THAT REAL PROPERTY** situated in the.....

County of San Diego, State of California, bounded and described as follows:

All that portion of Lot "E" of the Cuyamaca Rancho, in the County of San Diego, State of California, as set out in the decree of partition of said Rancho, recorded in Book 43, Page 309 of Deeds, et seq. in the office of the Recorder of said San Diego County, and particularly described as follows:

3 Commencing at Station 457 plus 77.55 on the center line of Relocation of Route 8, Division 4; thence North 60° 10' East, 187.58 feet to the true point of beginning; thence at right angles South, 29° 50' East, 140 feet; thence at right angles, North 60° 10' East to a point on the center line of County Highway Survey Route 8, Division 4, according to the Map thereof on file in the office of the County Surveyor of said County; thence Northerly and Northwesterly along said center line of said highway to a point bearing North 60° 10' East from the true point of beginning; thence South 60° 10' West 155 feet to said true point of beginning.

*new deed made  
to Ed. 3/24/43'*

**WITNESS** ..... hand.....and seal.....this 25th day of April, 1939.....

*Eugene C. Batchelder* ..... (SEAL)  
*Maude Clark Batchelder* ..... (SEAL)  
..... (SEAL)

Zone 12

July 26, 1943

Mr. E. C. Batchelder  
Del Mar, California

My dear Mr. Batchelder:

1939

On April 25th you and Mrs. Batchelder executed a grant deed to portion of Lot "E", which Mr. Fletcher had bought in your name. The note against same was paid off a few weeks ago and the property is now clear. Inasmuch as the Grossmont Park Company was the grantee in that deed, and the name is now Ed Fletcher Company, Ferdinand thinks it is better for us to get a new deed to the property, which I am enclosing herewith for you and Mrs. Batchelder to sign. I will then destroy the first deed you signed.

Yours sincerely,

KLM

# **Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 1 Folder: 39**

**General Correspondence - Batchelder, Eugene C.**



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UC SAN DIEGO

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