

Contact Secy's Car 6310

Santa Fe Route

West of Albuquerque

This Agreement, made this Fourth day of January 1908, between the Santa Fe Land Improvement Company a corporation organized & existing under the laws of the State of California (hereinafter called the "Lessor") party of the first part and the South Coast Land Company a corporation organized and existing under the laws of the State of California (hereinafter called the "Lessee") second party, Witnesseth
Article I

650 000 gal water in 24 hrs

20 Years -

Such land as may be necessary to sink wells ^{provided it does not interfere with the lessee} to produce above amount of water also the maintenance & construction of a water pipe line

Book 7 of Leases Page 47

Lessee to furnish all water needed by Alcham Topoka & Santa Fe Railway Company

SANTA FE IRRIGATION DISTRICT, COMPRISING
OVER 10,000 ACRES IN PROCESS OF ORGANIZATION .

San Diego County's largest irrigation district will soon be a fact. A petition proposing the organization of this district is now being advertised in the Oceanside Blade, the petitioners being Santa Fe Land Improvement Co., Ed Fletcher and Margaret A. McClure. It includes 6,000 or 7,000 acres of the San Dieguito ranch owned by the Santa Fe Land Improvement Co., also several thousand acres between Del Mar and Encinitas.

It is planned to furnish water for these lands from Lake Hodges dam which is now completed and the City of San Diego is purchasing 2 million gallons daily thru the Del Mar line of the San Dieguito Mutual Water Co., which owns both Lake Hodges and San Dieguito dams.

Colonel Fletcher, president of the Lake Hodges water system, owned by the Santa Fe Railroad, when seen today, stated:

"Tentative arrangements have been made to furnish the new Santa Fe Irrigation District of approximately 10,000 acres, also the San Dieguito Irrigation District of nearly 4,000 acres, with water from the Lake Hodges system. The Santa Fe Land Improvement Co. is rapidly putting its six or seven thousand acres of land in condition for subdivision under the able management of Mr. L. G. Sinnard in charge of the work and Mr. K. Q. Volk, the resident engineer.

"Nearly 50 miles of roads will soon be completed on the Santa Fe ranch, as well as 40 miles of distribution system. A beautiful adobe hotel of the Spanish design is now being built, and early

STANDARD
-2-
DEPT. OF THE SANTA FE RAILROAD
STATION

next year the Ed Fletcher Co. will put a large part of these lands on sale. We will have the hearty cooperation of the Colonization Department of the Santa Fe Railroad, and its able manager, Mr. C. L. Seagraves. San Diego County is very fortunate in having the Santa Fe Company take such a lively interest in the development of this county."

*Boe
Wan*

Anaheim, Calif., June 5, 1922

Mr. Ed Fletcher,
920 Eighth St.,
San Diego, Calif.

My dear Mr. Fletcher:

We submit to you the following proposition covering the purchase of the bottom lands of the Santa Fe ranch, so-called, located in San Diego County, California, approximately 4 miles up the San Dieguito valley from the town of Del Mar, approximately 700 or 800 acres adjoining the San Dieguito River, the price to be \$125.00 an acre; also the purchase of all the mesa lands on the Santa Fe ranch, lying south of the San Dieguito River, approximately 1,000 or 1,200 acres, the price of same to be \$40.00 an acre.

Terms of payment as follows: \$2,000.00 down, check for same is herewith enclosed; \$3,000.00 more whenever this offer is accepted, said \$5,000 to be applied on the purchase price, and the balance of the twenty-five percent of the total purchase price being paid whenever you can furnish a certificate of title from the Southern Title Guaranty Company showing the property is free and clear of encumbrance, excepting existing highways, if any, and excepting the right to build a dam at Lake Hodges, and the right to perpetually collect, impound and divert any and all waters that may originate east of that point. The balance of seventy-five percent of the total purchase price to be paid in five yearly installments, with interest in all deferred payments of six percent.

When at least forty percent (40%) of the total purchase price is paid, we are to receive a deed at our option and execute

a mortgage for the balance of the deferred payments.

It is understood that after the deal is consummated, a reasonable release clause will be agreed upon protecting the interests of your company, and yet allowing us to sell 5 and 10 acre tracts, if desired.

It is understood that the property included in the purchase will be the Santa Fe Company's present pumping plant and distribution line; also any improvements now on the property, and that you will furnish us, as well, with the surveys already completed covering your plan of sub-division and water distribution.

It is understood that your company will reserve the present pumping plant of the South Coast Land Company, and 20 acres of bottom land surrounding same, with a stipulation that you reserve the right to pump perpetually 250 inches of water from the 20 acres of land which you do not sell to us, but, it is agreed that the south line of the 20 acres reserved will not be nearer than one-half the distance between the location of the present South Coast Land Company's pumping plant and the present Santa Fe pumping plant now installed.

In a general way the boundaries of the proposed tract are as follows:

Commencing at a point where the county highway from Del Mar to the ranch house in the valley intersects the south line of the Santa Fe ranch, thence continuing along the county highway in a northerly direction to a point where the power line intersects the county highway; thence in a north westerly direction following the power line to the

intersection with the present county highway, excluding thereby 40 or 50 acres of bottom land which you desire to reserve, and which will not be included in our contract. The line is prolonged in a straight line to where said line intersects the county road directly in front of the Santa Fe ranch house. It then runs in a general northerly direction to the northwest corner of the present hay field; thence at right angles easterly to the red point south of the palm tree and south of the Osuna place, so-called, leaving two small pieces of bottom land, one north of the ranch house and one west of the Osuna house, which are not included in this contract.

(There is also excepted 20 acres of land including the South Coast Land Company's pumping plant as heretofore mentioned, your company reserving the right to establish its own boundaries in relation thereto, providing it is all in one body.)

The proposed line then continues in an easterly direction along the San Dieguito River, thence along the north bank of the San Dieguito River to the easterly line of the Santa Fe ranch; thence in a southerly, south-easterly and westerly direction, crossing the San Dieguito River to the point of commencement.

It is agreed that each party will select an engineer immediately, and those two will survey and determine the amount of the bottom lands, for which we are to pay a price of \$25.00 (One

Hundred Twenty-five Dollars ^{an acre} and the amount of the mesa lands for which we are to pay Forty Dollars (\$40.00) an acre, and this survey is to be completed and acreage determined within sixty (60) days from date of acceptance of this proposition. If the engineers cannot agree upon the classification of the land they are to select a third engineer to assist them, and the decision of the majority of the three engineers as to classification shall be final and accepted by all parties in interest.

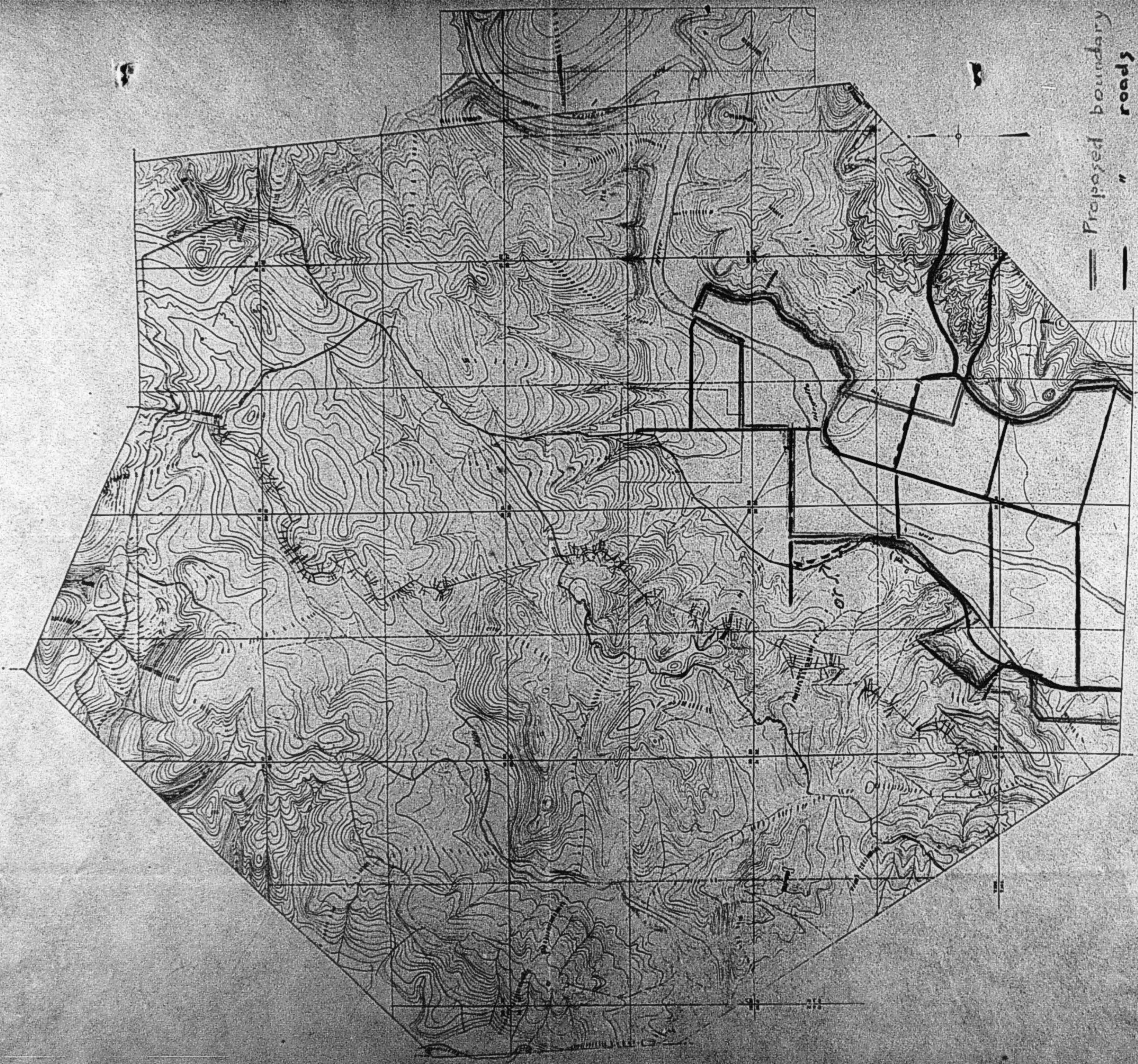
Time is of the essence of this proposition, and unless this proposition is accepted by your company, in writing, within thirty (30) days from date, then we are to be returned our money.

We will make these lands the show place of San Diego County immediately. With our plans made for planting of the bottom lands to deciduous fruits and vegetables, and with the completion of our cannery, there is nothing more that the Railroad Company could do to increase their tonnage than in cooperating with us, and we will certainly cooperate with your company in every way possible.

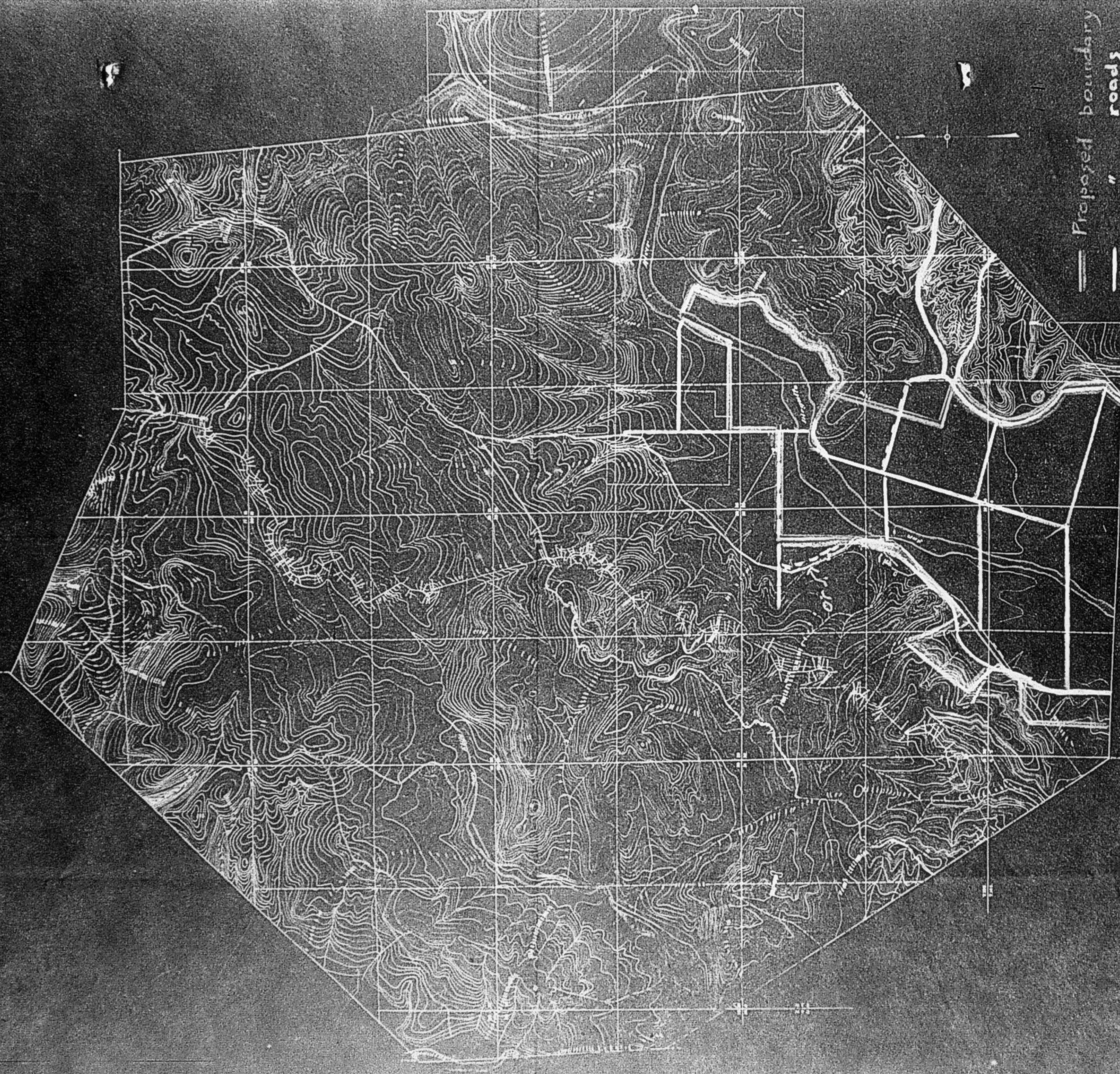
We have plenty of capital behind us, and four or five of the best citrus men in the State of California will proceed at an early date to plant the mesa lands to citrus fruits.

An early reply to this proposition will be appreciated.

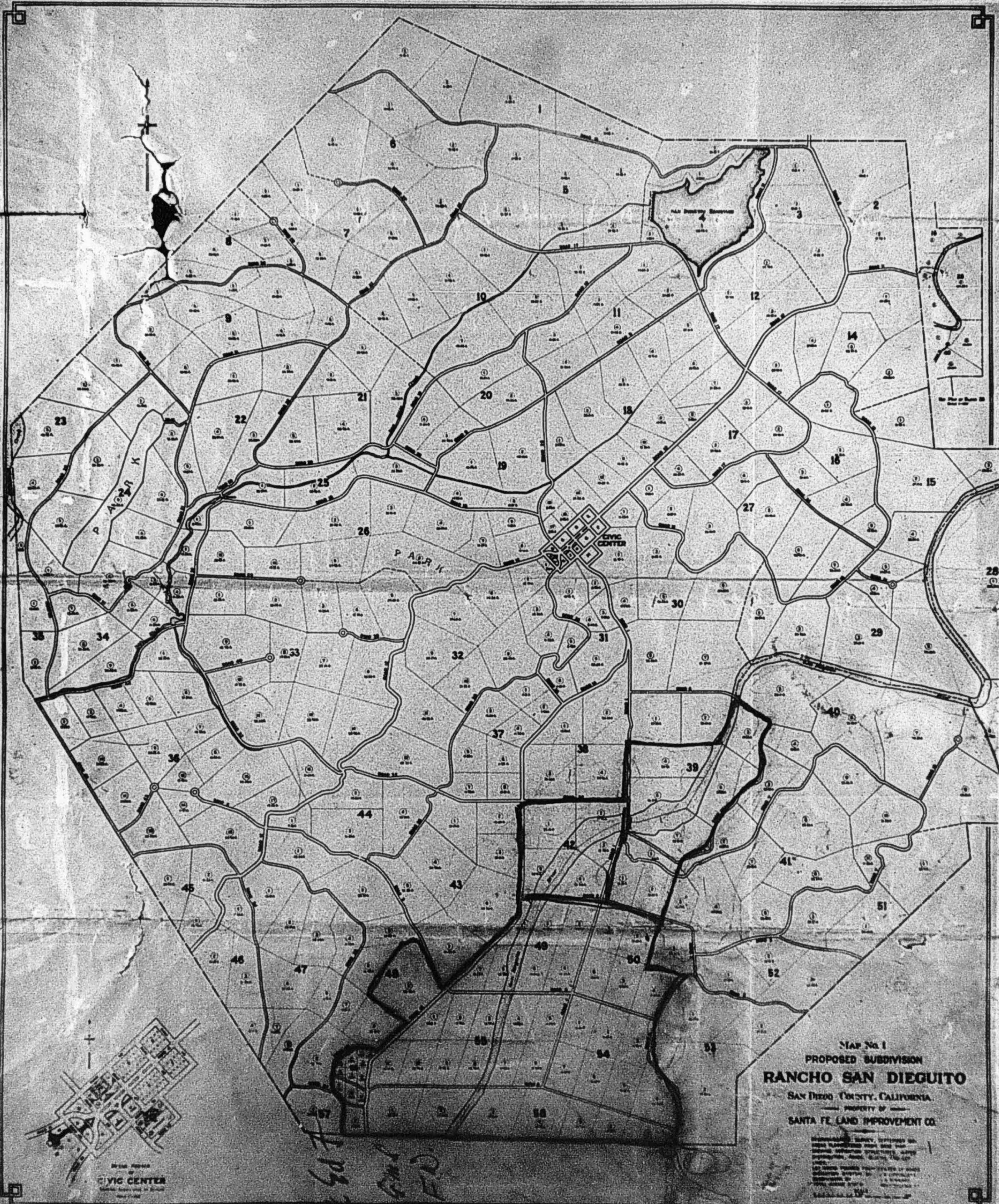
Yours very sincerely,



— Proposed boundary
— " roads



— Proposed boundary
— " roads



MAP No 1
 PROPOSED SUBDIVISION
RANCHO SAN DIEGUITO
 SAN DIEGO COUNTY, CALIFORNIA
 PROPERTY OF
SANTA FE LAND IMPROVEMENT CO.

RECORDED SURVEY, SEPTEMBER 20,
 1928. PLANNED MAP AND PLAN
 UNDER THE PROVISIONS OF THE
 SUBDIVISION ACT, CALIF. CIVIL CODE
 SECTION 11000.
 ALL LOTS FORMED FROM TRACTS OF LAND
 ACQUIRED BY THE COMPANY
 UNDER THE ACT OF
 MARCH 27, 1907.
 1928.



OK 5d 7/29
 OK 5d 8/1
 OK 5d 8/10

300

\$900⁰⁰

~~8000~~

10
6

16

BLOCK & LOT	ARABLE ACREAGE	NONARABLE ACREAGE	TOTAL ACREAGE
39 -- 3	12.48	6.87	19.35
" 4	25.78	3.12	28.90
" 5	20.41	9.67	30.08
" 6	17.35	8.86	26.21
" 77.73	17.73	11.23	28.96
40 I	6.62	3.99	10.61
41 I	13.73	2.62	16.35
" 2	13.10	2.50	15.60
" 3	9.24	3.93	13.17
42 I	25.84	1.31	27.15
" 2	12.86	4.93	17.79
" 3	9.05	3.74	12.79
" 4	17.79	3.74	21.53
" 5	11.67	7.05	18.72
48 5	30.83	7.49	38.32
" 9	1.69	0.62	2.31
" 10	1.56	1.25	2.81
" 11	1.38	0.62	2.00
49 I	5.80	5.31	11.11
" 2	13.60	1.25	14.85
" 3	14.85	---	14.85
" 4	14.85	---	14.85
" 5	14.23	0.62	14.85
" 6	8.17	5.62	13.79
" 7	10.17	---	10.17
50 I	15.60	---	15.60
" 2	15.60	---	15.60
" 4	17.04	---	17.04
" 5	15.60	---	15.60
" 6	15.60	---	15.60
54 I	15.60	---	15.60
" 2	15.60	---	15.60
" 3	14.98	---	14.98
" 4	22.28	---	22.28
" 5	15.60	---	15.60
" 6	15.60	---	15.60
" 7	15.60	---	15.60
55 55 55 I	14.10	---	14.10
" 2	13.79	---	13.79
" 3	10.67	3.12	13.79
" 4	13.41	1.44	14.85
" 5	14.85	---	14.85
" 6	14.85	---	14.85
" 7	11.73	3.12	14.85
" 8	12.73	1.06	13.79
" 9	13.79	---	13.79
" 10	13.79	---	13.79
" 11	11.80	2.37	14.17
57 I	---	6.00	6.00
" 2	3.25	3.43	6.68
58 I	24.16	1.87	26.03
" 2	22.96	2.62	25.58
" 3	26.59	2.62	29.21
" 4	24.77	0.19	24.96
" 5	13.73	---	13.73
" 6	10.92	---	10.92
" 7	11.61	---	11.61
TOTAL	808.88	124.18	933.06

28.750
3100 5600

14900

29000

45350

29000

35000

38000

48750

777500

44.175

LAND SALES AGREEMENT

THIS AGREEMENT made and entered into this ____ day of July, 1922, by and between SANTA FE LAND IMPROVEMENT COMPANY, a California corporation, party of the first part, and BRAE MAR LAND COMPANY, a California corporation, party of the second part, witnesseth:

That the first party, in consideration of the covenants and agreements with party of second part hereinafter contained, agrees to sell and convey unto second party, and said second party agrees to buy, all that certain tract of land situate in the County of San Diego, State of California, and being a portion of Rancho San Dieguito, containing Nine Hundred Thirty-five (935) acres more or less, and comprising certain bottom lands of the San Dieguito River, bounded on the North by Blocks numbered Thirty-eight (38) and portions of Blocks Thirty-nine (39) and Forty (40); on the East by portions of Blocks Forty (40), Forty-one (41), Fifty-two (52) and Fifty-three (53); on the South by lands of the Brae Mar Land Company; and on the West by Blocks numbered Forty-three (43) and portions of Blocks Forty-eight (48) and Fifty-six (56), as said named Blocks are shown on map attached hereto, being map of "proposed subdivision" of the Rancho San Dieguito property of said first party, and which said subdivision is now being surveyed for the purpose of placing map thereof on file in the office of the County Recorder of said San Diego County; said land being more particularly described by metes and bounds as follows:

(insert description)

for the principal sum of One Hundred Twenty-three Thousand Dollars (\$123,000.00), lawful money of the United States, or at the proportionate rate per acre thereof in the event final survey should show increase or decrease of acreage contained in said tract.

Said second party agrees to pay to first party said principal sum of One Hundred Twenty-three Thousand Dollars (\$123,000.00) in installments as follows:

The sum of Thirty Thousand Seven Hundred Fifty Dollars (\$30,750.00) upon execution of this agreement, and to execute and deliver to first party its promissory notes for the balance of said principal sum as follows:

1. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1923.
2. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1924.
3. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1925.
4. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1926.
5. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1927.
6. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1928.
7. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1929.
8. Promissory note in the sum of Eleven Thousand Five Hundred Thirty-one Dollars and Twenty-five Cents (\$11,531.25), payable on or before July , 1930.

All deferred payments to bear interest at the rate of six per cent (6%) per annum, payable semi-annually.

Second party agrees that, upon demand of first party, at any time during the term of this agreement, it will terminate said agreement, accept delivery of a deed granting title to lands herein described and will duly execute and deliver to first party a Deed of Trust to said lands securing the total amount of any unpaid notes given under the terms of this agreement; the terms of said Deed of Trust to follow the terms of this agreement.

It is understood and agreed that units of land of not less than One Hundred (100) acres each may be released from the lien of this agreement and of aforesaid Deed of Trust, upon payment by second party to first party of the total sum remaining unpaid on said unit at the proportionate rate per acre determined as aforesaid by final survey; it being particularly provided, however, that the right of second party to make demand upon first party for release of any aforesaid one hundred acre unit shall not apply to that one hundred acre unit in the center of which is located the present pumping plant and wells, and said one hundred acre unit containing said pumping plant is specifically exempted from such right to release from the lien of this agreement of any Deed of Trust until the whole sum of One Hundred Twenty-three Thousand Dollars (\$123,000.00) is paid to first party by second party.

Second party agrees that it will build, not later than one year from date, and thereafter properly maintain until dedicated to and accepted by the County, reasonably good roads across said land from one side of the valley to the other, approximately on the location of Roads numbered One (1), Three (3) and Four (4), as shown on attached map, and providing adequate accessibility to adjoining lands of first party.

It is mutually agreed that this Agreement is subject to, and is made and accepted upon, each of the following restrictions and conditions subsequent, which are hereby made to run with the land:

(a) That each parcel and the whole thereof shall be used for private residence and farming purposes exclusively, and no part thereof shall be used for mercantile, commercial, manufacturing or other business in trading and dealing with the public, except by mutual agreement in writing between the parties hereto.

(b) That no building, tent or tent house or other structure whatsoever shall be erected, placed, moved or permitted on the land herein described, or any part thereof, other than a first class private residence; said residence to cost and be worth not less than Two Thousand Dollars (\$2,000.00), exclusive of out-buildings; Provided, However, that this restriction may be modified by mutual agreement in writing between the parties hereto.

(c) Exterior design of all buildings shall be approved by architect of first party.

(d) Residences in Blocks Forty (40), Forty-one (41) and Fifty-seven (57), as per attached maps, shall immediately upon completion be connected with septic tank.

(e) That the said land herein described, or any part thereof, shall not be conveyed, transferred, demised or let to, or held, occupied, resided on, or owned by any person other than one of the white or Caucasian race.

(f) That said land or any part thereof shall not be used for a cemetery, crematory or mausoleum, or for burial of the dead; nor shall billboards, real estate or other signs or advertisements be placed or erected thereon, nor shall any portion thereof be used for or occupied by undertaking establishments, funeral parlors, hospitals, or for the maintenance of orphanage asylums, detention or reform schools.

(g) That land owners shall keep clear of weeds and obnoxious plants a strip of land not less than ten (10) feet in width along property line where said property line fronts roads reserved for or dedicated to public use.

(h) First party excepts from the premises properties to be conveyed in extending right of way for electric power lines and reserves to itself, its successors and assigns exclusive right, privilege and easement of erecting and maintaining telephone and telegraph poles and lines with the usual equipment, and of operating or causing to be operated the same upon and over said premises, and also a right of way over the said premises to dig, construct and maintain water pipes and other water privileges and to operate the same, together with the right to enter upon the premises for the purpose of repairing and to repair and replace or improve any of said works; provided, however, that the first party shall construct, operate, maintain, repair, improve and replace the said respective works with the least possible damage to the said premises and improvements thereon.

(j) It is specifically provided and agreed that first party reserves unto itself the right to select, within six (6) months from date hereof, and to withhold from conveyance to second party, a strip of land one hundred (100) feet in width and extending easterly and westerly across said property between location of Road numbered Fourteen (14), and location of Road numbered Five (5), as per map attached, an approximate distance of four thousand (4000) feet; said strip of land to be used by first party, for the purpose of installing pumping plants for the development and use of domestic and irrigation water; and first party specifically reserves unto itself a prior right to extract from the water bearing gravels in and beneath said one hundred foot strip a constant flow of not less than one hundred fifty (150) miner's inches of water, with the further right to extract larger quantities at any time to provide sufficient irrigating head for areas upon which said water shall be applied, such quantities, however, not to exceed the cumulation of said constant flow of one hundred fifty (150) miner's inches in any one year.

41
401
50

(k) It is understood and agreed that right of way for present County Road on west side of valley, or modification of said location, is specifically reserved from this conveyance; also right of way for road designated on attached map as Road numbered Thirty-seven (37) and intersecting said County Road.

The above restrictions numbered (a), (b), (c), (d), (e), (f), (g), (h), (k) shall continue in force for and during the term ending July 1, 1927, excepting, however, restriction number (j) which shall continue in force forever.

Second party agrees to pay all State, City and County taxes or assessments of whatsoever nature which are or may become due on the premises above described.

In the event of failure by second party to pay any of the said installment notes as same shall come due, said first party shall be released from all obligation by law or equity to convey said property, and second party shall forfeit all right thereto, and all payments heretofore made by said second party shall be thereby forfeited.

Time is of the essence of this Agreement.

First party, on receiving said payments, at the time and in the manner above mentioned, agrees to execute and deliver to second party, or to its assigns, a good and sufficient deed conveying the title to said property herein described, free and clear of all incumbrances.

It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, assigns, executors and administrators of the respective parties hereto.

In witness whereof the parties hereto have hereunto set their hands and seals the day first above written.

AGREEMENT, made this _____ day of _____, 1922, by and between the SANTA FE LAND IMPROVEMENT COMPANY, a California corporation, hereinafter called the Land Company, first party, and G. H. SIMPSON, of Anaheim, California, second party.

ARTICLE I.

IN CONSIDERATION of the covenants herein on the part of the second party, and of the faithful keeping of them by him, the Land Company agrees:

1. To sell and convey unto the second party, his heirs or assigns, all that certain tract of land situate in the County of San Diego, State of California, comprising certain bottom lands under the San Dieguito River and being a portion of the Rancho San Dieguito, and containing 935 acres, more less, and particularly described in "Exhibit A", hereto attached, hereby referred to and made a part hereof; for the sum of One Hundred Twenty-three Thousand Dollars (\$123,000.00), lawful money of the United States, payable as follows:

1. The sum of Thirty Thousand Seven Hundred fifty Dollars (\$30,750.00) in cash upon the execution and delivery of this agreement;
2. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1923;
3. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1924;
4. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1925;
5. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1926;

6. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1927;
7. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1928;
8. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1929.
9. The sum of Eleven Thousand Five Hundred Thirty-one Dollars and twenty-five cents (\$11,531.25), payable on or before July _____, 1930.

All deferred payments to bear interest at the rate of six (6) per cent per annum, payable semi-annually.

2. That if and when the second party shall have paid to it the said principal sum in full, including said interest, at the times and in the manner above stated the Land Company will deliver to the second party a good and sufficient deed conveying to him the title thereto free and clear of incumbrances and a certificate of title, procured at its expense, from some reputable title company of said County showing such title in it; provided, however, that said deed shall convey said land subject to (a) easements for existing public highways; (b) perpetual easements for the roads shown in red upon the blue print map hereto attached, marked "Exhibit B", hereby referred to and made a part hereof, which roads shall be at least _____ feet wide; (c) such of the conditions hereinafter stated as shall then be in effect; and (d) the reservations hereinafter specified.

3. That upon execution and delivery hereof and the making of the cash payment above mentioned the second party shall have the right to go into possession of said land; and, thereafter, while this agreement is in force, to use and enjoy the same, subject, however, to all of the conditions, restrictions and reservations hereinafter stated.

ARTICLE II.

THAT IN CONSIDERATION of the covenants herein on the part of the Land Company and of the faithful keeping of them by it the second party agrees:

1. To purchase said land and to make payment therefor in the amount and at the times and in the manner above stated, including interest at six (6) per cent per annum on each deferred payment from the date hereof until the same has been paid, which interest shall be paid semi-annually.

2. That if and when the land above described is subdivided by him it will be so subdivided as to conform to the general plan adopted by the Land Company for subdividing the remainder of the said San Dieguito Rancho so far as roads and bridges are concerned to the end that the portions of said Ranch lying on the north and south sides of the San Dieguito River now owned by the Land Company may be connected by suitable and convenient roads and bridges.

3. That at any time within two years from the date hereof the Land Company shall have the right to select an area of twenty (20) acres of the land above described in not more than two parcels, as a site or sites for pumping plant or plants for obtaining water for domestic and irrigation uses on the 1200 acres, more or less, of land now owned by the Land Company situate to the south of the San Dieguito River; and that when said twenty (20) acres shall have been so selected the Land Company shall have the prior perpetual right to pump or otherwise extract from the water bearing gravels extending under said twenty (20) acres water for said purposes up to but not in excess of the accumulation of a constant flow of one hundred and fifty (150) miners inches; and for the operation of such pumping plant or plants and utilization of the water produced thereby the Land Company shall have rights of way necessary

for ingress and egress to and from said twenty (20) acres, pipe, telephone and power lines between said selected tract or tracts and the most convenient point on the boundary line between the lands hereby sold and said lands to the south of said river. Provided, however, that when said twenty (20) acres shall have been selected by the Land Company it shall not be obligated hereby to convey the same to the second party but instead shall be obligated to give him credit on the next payment due it hereunder in an amount equal to the price which the second party would be required to pay therefor but for such selection.

4. That while this agreement is in force and effect he will pay all taxes and assessments levied upon said land or any part thereof promptly before delinquency.

5. That failure on his part to keep any of his covenants herein shall operate to (a) relieve the Land Company of all its obligations hereunder both in law and in equity; (b) terminate this agreement and all his rights hereunder; and (c) entitle the Land Company to hold and retain for its use and benefit any and all sums of money theretofore paid it hereunder by him as rental for the possession and use of said land and as liquidated damages suffered by the Land Company. It being expressly agreed by the second party that damages suffered by the Land Company account of such failure on his part are incapable of exact determination.

ARTICLE III.

THAT FOR THE CONSIDERATIONS STATED it is mutually understood and agreed:

1. That this agreement is subject to and is made and accepted upon restrictions, covenants and conditions subsequent which run with the land and are as follows:

(a) That each parcel and the whole thereof shall be used for private residence and farming purposes exclusively, and no part thereof shall be used for mercantile, commercial, manufacturing or other business in trading and dealing with the public, except by mutual agreement in writing between the parties hereto.

(b) That no building, tent or tent house or other structure whatsoever shall be erected, placed, moved or permitted on the land herein described, or any part thereof, other than a first class private residence; said residence to cost and be worth not less than Two Thousand Dollars (\$2,000.00), exclusive of outbuildings; provided, however, that this restriction may be modified by mutual agreement in writing between the parties hereto.

(c) Exterior design of all buildings shall be approved by architect of first party.

(d) Residences in Blocks Forty (40), Forty-one (41) and Fifty-seven (57), as per attached maps, shall immediately upon completion be connected with septic tank.

(e) That the said land herein described, or any part thereof, shall not be conveyed, transferred, devised or let to, or held, occupied, resided on, or owned by any person other than one of the white or Caucasian race.

(f) That said land or any part thereof shall not be used for a cemetery, crematory or mausoleum, or for burial of the dead; nor shall billboards, real estate or other signs or advertisements be placed or erected thereon, nor shall any portion thereof be used for or occupied by undertaking establishments, funeral parlors, hospitals, or for the maintenance of orphanage asylums, detention or reform schools.

(g) That land owners shall keep clear of weeds and obnoxious plants a strip of land not less than ten (10) feet in width along the property lines where said property line fronts roads reserved for or dedicated to public use which the Land

Company may from time to time specify in writing.

2. That the restrictions, covenants and conditions subsequent shall continue in force only for and during the period of time ending July 1, 1927.

3. That time is of the essence of this agreement in all things.

4. That units of land of not less than one hundred (100) acres may be released from the lien of this agreement upon payment to the Land Company of One Hundred and Fifty (150) Dollars per acre, less what has been theretofore paid per acre thereon; but no such unit shall include the land on which is now located a pumping plant.

5. That upon any termination of this agreement for failure of the second party to keep his covenants or any of them herein the second party shall upon demand surrender possession of said land described in said "Exhibit A", and that a refusal on his part so to do shall give the Land Company the right to take possession thereof using all force necessary therefor.

6. That this agreement shall bind, apply and inure to the benefit of the heirs, successors or assigns of the parties hereto as the case may be.

IN WITNESS WHEREOF, this agreement has been duly executed by the parties hereto the day and year first above written.

SANTA FE LAND IMPROVEMENT COMPANY,

BY _____

ITS _____

AGREEMENT between SANTA FE LAND IMPROVEMENT COMPANY, owner of the Lake Hodges Dam, and ED FLETCHER, both of San Diego County, California,

W I T N E S S E T H :

Ed Fletcher has the exclusive right for 10 years from date to all the hunting, fishing and boating privileges on Lake Hodges, subject to the following terms and conditions, to-wit:

First: This lease is made subject to rules and regulations governing the protection of the water supply and satisfactory to the State Board of Health.

Second: The Santa Fe Land Improvement Company to get twenty-five percent of the gross receipts for all fishing, hunting and boating privileges. Monthly settlements to be made by the 15th of each month for the previous month's business, books to be kept open and subject to inspection at all times.

Third: Said Fletcher is to furnish all boats and maintain them and to assume all responsibility and liability in relation thereto.

Fourth: For good and sufficient cause the Santa Fe can cancel the lease at the expiration of any one year, ie: Feb. 1st.

Fifth: This lease is subject to the right of Mr. John Treanor, Wm.G. Henshaw and Santa Fe officials to be named in the contract to have the right to hunt and fish at all times.

A G R E E M E N T.

THIS AGREEMENT made and entered into on this _____ day of _____, 1923, by and between SANTA FE LAND IMPROVEMENT COMPANY, a corporation, party of the first part, and ED FLETCHER, party of the second part, both of San Diego County, California;

W I T N E S S E T H :

THAT WHEREAS the party of the first part is the owner of the Lake Hodges Dam and Reservoir in the County of San Diego, State of California;

AND WHEREAS the parties are desirous of entering into a contract whereby the party of the second part shall have the exclusive right of the hunting, fishing and boating privileges unto said Lake;

NOW, THEREFORE, for and in consideration of the premises, the parties hereto hereby agree as follows, to-wit:

1. The party of the first part hereby gives and grants to the party of the second part the exclusive right of all the hunting, fishing and boating privileges upon the said Lake for a term of ten years from the first day of February, 1923.
2. The said right is to be exercised by the party of the second part in accordance with all the rules and regulations of the State Board of Health governing the protection of the water supply.
3. The party of the second part is to furnish at his own expense all boats and is to assume all responsibility and liability in relation thereto.
4. Notwithstanding this agreement, Mr. John Treanor, Mr. Wm. G. Henshaw, and the following officials of the Santa Fe Railway Company, to-wit:

are to have the right to hunt and fish upon the said Lake at all times and without charge.

IN CONSIDERATION WHEREOF the party of the second part is to pay the party of the first part Twenty-five per cent (25%) of all gross receipts for all fishing, hunting and boating privileges. Monthly settlements are to be made by the 15th of each month for all the previous month's business, and the second party's books are to be kept open and subject to inspection at all times by the party of the first part or its agents or employees.

FOR GOOD and sufficient cause, party of the first part may cancel this lease on February first of any year during the continuance thereof upon giving the party of the second part thirty days notice in writing of its intention so to do, and stating the grounds upon which the same is cancelled.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on the day and date in this agreement first written.

SANTA FE LAND IMPROVEMENT COMPANY

By _____
Its _____ and

By _____
Its _____ Party of the First Part

Party of the Second part.

-----000-----

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

On this _____ day of January, 1923, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

known to me to be the _____ of the
and _____ known to me to be
the _____ of the Santa Fe Land Improvement
Company, a corporation, named in the foregoing instrument, and
they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and
the seal of my said office on the day and date in this certifi-
cate first written.

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

Cuyamaca Club
San Diego, Cal.

280-42

December 28, 1922.

To the Honorable Board of Supervisors,
of the County of San Diego, Cal.
San Diego, Cal.

Gentlemen:

This is to confirm oral promise of the under-
signed made in open meeting concerning completing
and maintaining roads shown on map of
sub-division of Rancho Santa Fe this day approved
by you.

Therefore, this is to state that the undersigned
hereby agrees to complete the unfinished roads
that as to such of the roads shown on said
map as are now unfinished it will do
the work of completing the same in accordance
with this Company's plans and details; and
that it will maintain all roads shown
on said map until July 1, 1923.

All the foregoing to be at the sole
expense of the undersigned.

Respectfully submitted
Santa Fe Land Imp. Co.

By _____
Its Vice President.

MEMORANDUM AGREEMENT Made and entered into this 17th day of June, 1919, between Santa Fe Land Improvement Company, a California corporation, hereinafter called the Land Company, and the Del Mar Water, Light and Power Company, a California corporation, hereinafter called the Water Company.

RECITALS:

The Water Company, as a private corporation and not as a public utility, supplies water to the residents of the town of Del Mar, in the County of San Diego, State of California, through and by means of a pumping plant and pipeline which is at present time in need of some repairs and perhaps some enlargement in order to insure said persons an adequate supply of water; but during the period of time required to make said repairs and any additions to said pumping plant and pipe line it is necessary for the Water Company to procure water needed by said residents from some other source.

The Land Company is not engaged in, and does not intend to engage in, the distribution or delivery of water to the public, or any portion thereof, or to any municipality, district, region or neighborhood; and has not and does not intend to set aside, appropriate or dedicate any water to which it is entitled or has the right or owns for sale, rental or distribution to the public; but it has the right to receive from the water supply and system of the San Dieguito Mutual Water Company a quantity of water which is, at present, in excess of the quantity needed by the land Company for its uses and purposes. Solely for the purpose of enabling the Water Company to continue supplying water to said residents during

the time required to make said repairs and additions to said pipe line and pumping plant of the Water Company, the Land Company is willing to permit the Water Company to have the use of its surplus water of the Land Company upon the terms and conditions herein stated.

AGREEMENT:

In consideration of the premises and of the covenants herein on the part of the Water Company, the Land Company agrees:

1. That it will upon request of the Water Company deliver to the Water Company during the time this agreement is in force and effect and at a point to be mutually agreed upon, such water as the Water Company may require daily, provided that it shall have a surplus of such amount per day and that its judgment as to whether it has such surplus shall be conclusive upon the Water Company; and provided further that it shall have the right at any time it shall see fit to discontinue said delivery of said surplus water without incurring thereby any liability to the Water Company for any damage caused thereby.

In consideration of the premises and of the covenants herein on the part of the Land Company, the Water Company agrees:

1.. To provide at its own cost and expense the necessary pipe line to carry said water from said point of delivery into its own pipe line; to provide, install and maintain, at its own expense, the meter necessary to measure the quantity of water delivered by the Land Company to the Water Company hereunder, and in connection with said meter a gate by which water can be shut off and delivery thereof discontinued at any time the Land Company shall desire so to do.

2. To pay to the Land Company for all water so delivered to it at the rate of ten (10) cents per thousand gallons; and to make such payment at the office of the Land Company in the Kerekhoff Building, in the City of Los Angeles, on or before the 10th day of the month during the time that this agreement shall be in force for all water delivered during the preceding calendar month.

3. That neither the execution of this memorandum agreement, nor anything in it, nor the delivery of water thereunder to the Water Company shall in anywise affect the right of the Land Company to have delivered to it water and electric current pursuant to the terms of that certain agreement dated January 4, 1908, between the Land Company and the South Coast Land Company, a corporation, recorded in Book 7 of Leases, in the Office of the Recorder of the County of San Diego, State of California; and that this memorandum agreement shall in nowise operate or be construed to release said South Coast Land Company, or its assigns, from the obligations of said agreement dated January 4, 1908, or in anywise to modify the same.

For the considerations stated it is hereby mutually understood and agreed:

1. That the taking of water from the Land Company by the Water Company hereunder is strictly a temporary arrangement solely for the purpose of enabling the Water Company to continue supplying said residents with water so that the Water Company may make repairs to its said pumping plant and pipe line so that said residents may not during said time be inconvenienced; and that this temporary arrangement is made because of the fact that outside of such surplus water as the Land Company may deliver under the terms hereof there is no other available supply in the vicinity.

2. That either party hereto may terminate this agreement at any time upon ten days notice in writing to the other party served by United States mail, and that the Land Company shall have said right regardless of whether at the time of the giving of such notice the Land Company shall have a surplus of water over and above its then needs.

IN WITNESS WHEREOF, the parties hereto have duly executed this indenture in duplicate the day and year first above written.

(SEAL)

ATTEST:

(Sgd) A. J. Olmsted
Its Secretary.

SANTA FE LAND IMPROVEMENT COMPANY

BY (Sgd) W. E. Hodges,

ITS Vice-President

(SEAL)

ATTEST:

(Sgd) H. Kressmann,
Its Secretary.

DELMAR WATER, LIGHT AND POWER COMPANY

BY (Sgd) H. M. Keller

ITS Vice-President.

FOR VALUE RECEIVED, I hereby guarantee the payment by Del Mar Water, Light and Power Company of all sums of money to become due from it under the terms of the foregoing agreement.

DATED: June 17th, 1919.

Form approved:
(Sgd) U. T. Clotfelter,
Solicitor.

(Sgd) Wm. G. Kerckhoff.

A true copy:



1
COPY
Contract Secy's No. 17223
SANTA FE ROUTE
West of Albuquerque

Santa Fe Land Improve-
ment Company

and

Del Mar Water, Light
and Power Company.

June 17, 1919.

Sale of water to
Del Mar Company.

Dear Caswell:

Herewith copies
of forms promised
you.

Third copy of applica-
tion remains in
book for file.

L.R.

5/30/22

Application for Contract

Executed in Triplicate

To L. G. SINNARD, General Sales Agent,
909 Mutual Savings Bank Bldg., San Francisco, California.

No. 151

I hereby make application to _____ for contract
for the purchase of that real estate in _____ County, California, described as follows:

Total purchase price is \$ _____ Cash payment of \$ _____ to be made on or before
delivery of this contract. Deposited herewith \$ _____ Balance of cash payment \$ _____
to be paid by me on or before _____ days from this date upon execution of contract for sale of
said real estate by _____ in the form adopted by _____
and subject to the conditions of sale prescribed therein; said contract to bear even date herewith.

Balance of purchase price shall be paid as follows:

_____ Dollars on or before one year after date hereof,

_____ Dollars on or before two years after date hereof,

_____ Dollars on or before three years after date hereof,

_____ Dollars on or before four years after date hereof,

_____ Dollars on or before five years after date hereof,

_____ Dollars on or before six years after date hereof,

_____ Dollars on or before seven years after date hereof,

_____ Dollars on or before eight years after date hereof,

which balance of purchase price, with interest from date hereof at six per cent. net per annum, payable
annually, shall be paid as provided in said contract.

(a) Please draw on me at _____ for balance of cash payment,
with contract attached to draft.

(b) Please deliver contract to _____ where I will pay balance
of cash payment.

If this application is not approved by _____,
said deposit to be refunded.

In case said contract is so delivered and I fail to pay the balance of cash payment, as aforesaid, and
to execute said contract, I agree that said deposit shall be forfeited by me as liquidated damages.

It is expressly understood that _____
is not to be bound by any statement of any kind or nature whatsoever made by any person whatsoever,
except such statements and representations as are made in this application, and the applicant relies only
on such statements and representations as are herein made and his own judgment in entering into and
making this application.

Time is hereby declared to be of the essence of the performance of said conditions by me.

No agent is authorized to alter the printed terms of this application.

Dated at _____ this _____ day of _____, 19____

Witnessed by _____

Name _____

Sales Solicitor Address _____

Application for Contract

Executed in Triplicate

To L. G. SINNARD, General Sales Agent,
909 Mutual Savings Bank Bldg., San Francisco, California.

No. 151

I hereby make application to _____ for contract
for the purchase of that real estate in _____ County, California, described as follows:

Total purchase price is \$ _____ Cash payment of \$ _____ to be made on or before
delivery of this contract. Deposited herewith \$ _____ Balance of cash payment \$ _____
to be paid by me on or before _____ days from this date upon execution of contract for sale of
said real estate by _____ in the form adopted by _____
and subject to the conditions of sale prescribed therein; said contract to bear even date herewith.

Balance of purchase price shall be paid as follows:

_____ Dollars on or before one year after date hereof,

_____ Dollars on or before two years after date hereof,

_____ Dollars on or before three years after date hereof,

_____ Dollars on or before four years after date hereof,

_____ Dollars on or before five years after date hereof,

_____ Dollars on or before six years after date hereof,

_____ Dollars on or before seven years after date hereof,

_____ Dollars on or before eight years after date hereof,

_____ which balance of purchase price, with interest from date hereof at six per cent. net per annum, payable
annually, shall be paid as provided in said contract.

(a) Please draw on me at _____ for balance of cash payment,
with contract attached to draft.

(b) Please deliver contract to _____ where I will pay balance
of cash payment.

If this application is not approved by _____
said deposit to be refunded.

In case said contract is so delivered and I fail to pay the balance of cash payment, as aforesaid, and
to execute said contract, I agree that said deposit shall be forfeited by me as liquidated damages.

It is expressly understood that _____
is not to be bound by any statement of any kind or nature whatsoever made by any person whatsoever,
except such statements and representations as are made in this application, and the applicant relies only
on such statements and representations as are herein made and his own judgment in entering into and
making this application.

Time is hereby declared to be of the essence of the performance of said conditions by me.

No agent is authorized to alter the printed terms of this application.

Dated at _____ this _____ day of _____, 19 _____

Witnessed by _____

Name _____

Sales Solicitor Address _____

Authorization to Sell

LANDS OF

L. G. SINNARD, General Sales Agent,
909 Mutual Savings Bank Bldg., San Francisco, California.

THIS AGREEMENT, made and entered into this.....day of....., 19.....,
between L. G. SINNARD, General Sales Agent, first party, and....., second party.

WITNESSETH: That the said first party has this day appointed said second party as Sales Solicitor with authority only to procure applications for purchase of lands in.....County, California, for which said first party is General Sales Agent, and to deliver said applications for purchase, together with draft or check for the money to be paid thereon, to first party, but second party shall not have authority to execute deeds or contracts of sale, or any documents connected with the sale of lands, or to receive money on account of any application for purchase, or deed, or contract of sale.

Second party agrees to act as such solicitor within the following territory, viz:

Checks or drafts accompanying applications for purchase shall be made directly payable to first party by proposed purchaser.

First party shall from time to time furnish second party with a list of the lands to be sold, together with the prices, terms, conditions and restrictions of sale, and with blank forms of application for purchase. Second party shall solicit and procure applications only in accordance with the printed terms of said blank forms, and the terms, conditions and restrictions made and provided by first party.

First party reserves the right to reject any applications in the event that, in his judgment, the best interests of first party would be protected by such rejection. And where applications are so rejected no charges of any kind shall be made against, nor commission paid by said first party on account of the procuring of said applications.

It is understood that all advertising matter furnished by first party shall be considered at all times the property of said first party. In the event of the cancellation of this contract, for any reason, second party shall deliver to first party any copies of advertising matter or maps remaining in.....possession.

Said second party, as compensation for.....services hereunder, shall receive a commission out of the purchase money actually received by first party on consummated sales as follows:

On all sales of such lands to applicants whose signed applications and whose deposits shall have been first procured and presented to first party by second party, and who prior to such sale shall be personally conducted to or shown said lands by second party or.....representative,.....per cent. of the selling price of said lands; but on all such sales to such applicants who shall not have been accompanied to the land by second party or.....representative, second party's commission shall be.....per cent. only on such selling price. Provided, always, however, that first party shall not under any circumstances be obliged to pay two commissions on account of any such sale, and the payment of commissions to one who shall have first procured and presented such application and deposit shall preclude any other person from collecting a commission on account of such sale.

It is understood that.....per cent. of said commission shall be paid to second party out of the first installment received by first party on the purchase price and.....per cent. shall be paid out of the second installment received by first party on the purchase price; but no commission shall be owing or due to said second party until application has been received and accepted and contract of sale issued thereunder and the first installment of the purchase price actually paid to and received by said first party.

This Agreement shall be in force from the date hereof until.....unless sooner revoked in writing by said first party.

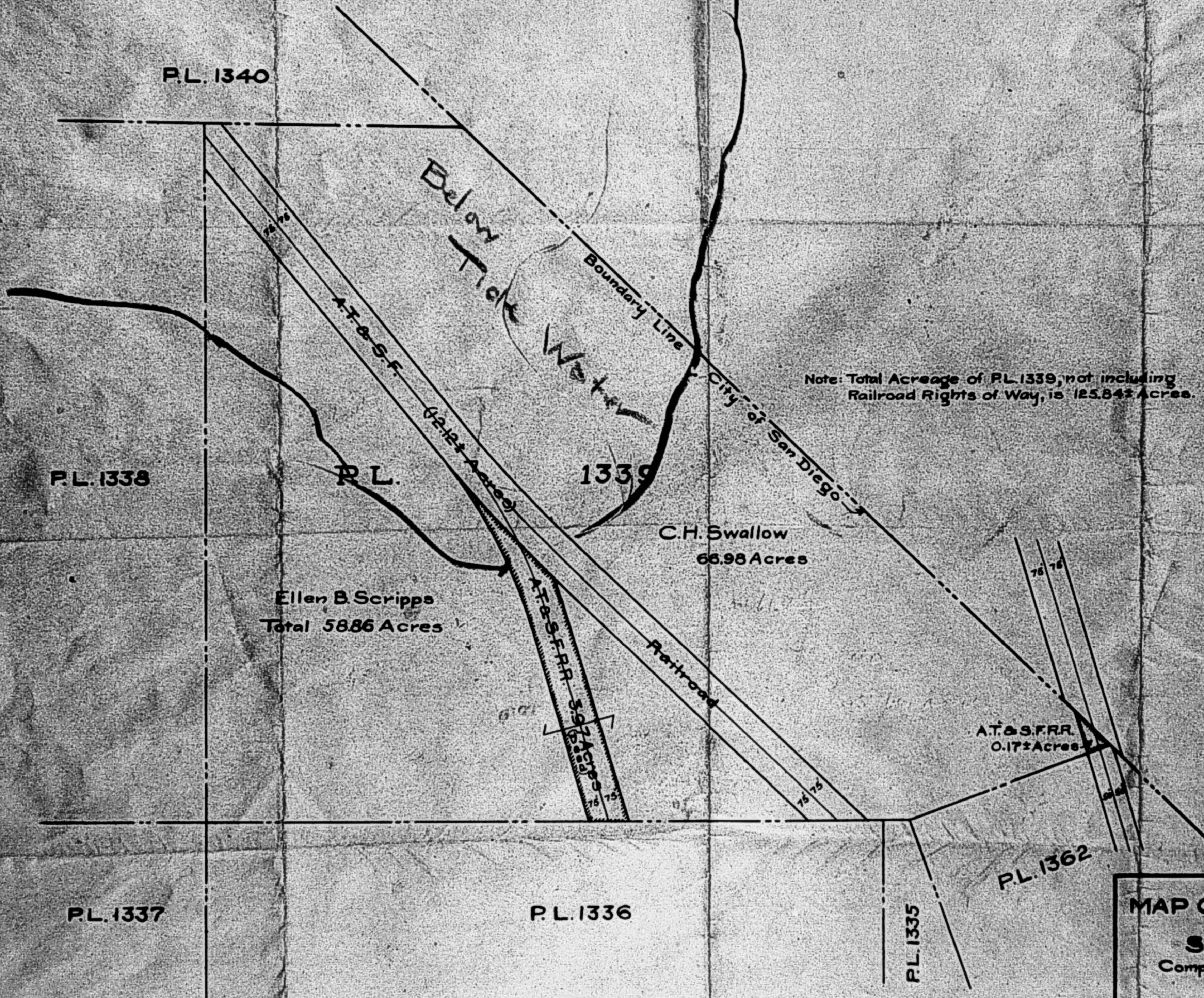
IN TESTIMONY WHEREOF, the parties hereto have hereunto set their hands and executed this agreement in duplicate, the day and year first above written.



Note: Total Acreage of P.L. 1339, not including Railroad Rights of Way, is 125.84± Acres.

MAP OF PUEBLO LOT 1339
SHOWING ACREAGE
 Compiled from County Assessors Records
 SCALE 1 IN = 400 FT.

REFERENCE MAP	CHIEF ENGR
FIELD BOOK NO.	DATE Sept. 1917
DRAWN BY _____	DRAWING No. 229
CHECKED BY _____	FILE No. 6-2



Note: Total Acreage of P.L. 1339, not including Railroad Rights of Way, is 125.84± Acres.

MAP OF PUEBLO LOT 1339
SHOWING ACREAGE
 Compiled from County Assessors Records
 SCALE 1 IN = 400 FT.

REFERENCE MAP	CHIEF ENGR.
FIELD BOOK NO.	DATE Sept. 1917
DRAWN BY _____	DRAWING No. 229
CHECKED BY _____	FILE No. 6-2

131

County total 800



PETITION PROPOSING THE ORGANIZATION OF AN IRRIGATION DISTRICT IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, UNDER THE NAME OF RANCHO SANTA FE IRRIGATION DISTRICT.

To the Honorable the Board of Supervisors of the County of San Diego, State of California:

The undersigned, in order to propose the formation of an irrigation district in said county, file this their petition and by it respectfully represent and show to your Honorable Body as follows:

1. That your petitioners hereby propose the organization of an irrigation district under the provisions of an act of the legislature of the State of California entitled: "An Act to provide for the organization and government of irrigation districts and to provide for the acquisition or construction thereby of works for the irrigation of lands embraced within such districts, and, also, to provide for the distribution of water for irrigation purposes," approved March 31 1897, as amended, embracing the land or territory within the boundaries hereinafter particularly described. That your petitioners are and constitute a majority in number of the holders of title, or evidence of title, to the lands included within said boundaries, and they represent a majority in value of said lands, and that each of your petitioners is the holder of title, or evidence of title, to a portion of said lands within said boundaries.

2. That the said boundaries of said proposed irrigation district are as follows:

Beginning at a point on the range line between R. 3 W. and R. 4 W., S. B. M., formed by the intersection of the said range line with the east and west center line of Section 1, T. 14 S., R. 4 W., S. B. M.; thence westerly along the said east and west center line of said Section 1 to an intersection with the north and south center line of the northeast 1/4 of the southwest 1/4 of said Section 1; thence southerly along the said north and south center line of the northeast 1/4 of the southwest 1/4 of said Section 1 to an intersection with the east and west center line of the southwest 1/4 of said Section 1; thence westerly along the east and west center line of the southwest 1/4 of said Section 1 to an intersection with the west line of said Section 1; thence northerly along the said west line of said Section 1 to an intersection with the east and west center line of the northeast 1/4 of Section 2, T. 14 S., R. 4 W., S. B. M., thence westerly along the said east and west center line of the northeast 1/4 of said Section 2 to an intersection with the east line of the southwest 1/4 of the northeast 1/4 of said Section 2; thence southerly along the east line of said southwest 1/4 of the northeast 1/4 of said Section 2 to an intersection with the east and west center line of said Section 2; thence westerly along said

channel of the San Dieguito River; thence continuing along the center line of said river channel north 77 degrees 56 minutes west 1604.70 feet thence south 89 degrees 04 minutes west 615 feet; thence south 61 degrees 34 minutes west 355 feet, thence south 23 degrees 34 minutes west 625 feet; thence south 2 degrees 34 minutes west 710 feet; thence south 31 degrees 07 minutes west 433.6 feet; thence leaving said river channel north 88 degrees 35 minutes west 2898.5 feet; thence north 1 degree 25 minutes east 1090.7 feet to the center line of a 50 foot road; thence along said center line south 63 degrees 48 minutes west 487.77 feet to the beginning of a curve to the left and having a radius of 570 feet; thence along said curve a distance of 275.07 feet; thence south 36 degrees 09 minutes west 190.76 feet to the beginning of a curve to the right and having a radius of 2060 feet; thence along said curve a distance of 351.15 feet; thence south 45 degrees 55 minutes west 734.92 feet to the beginning of a curve to the left and having a radius of 690 feet; thence along said curve a distance of 117.62 feet; thence south 36 degrees 09 minutes west 505.97 feet to the beginning of a curve to the left having a radius of 320 feet; thence along said curve a distance of 156.94 feet; thence south 8 degrees 03 minutes west 274.92 feet to the beginning of a curve to the right and having a radius of 419.5 feet; thence along said curve a distance of 103.48 feet; thence south 22 degrees 11 minutes west 185.13 feet to the beginning of a curve to the left and having a radius of 160 feet; thence along said curve a distance of 111.05 feet; thence south 17 degrees 35 minutes east 236.97 feet to the beginning of a curve to the left and having a radius of 490 feet; thence along said curve a distance of 60.65 feet; thence south 24 degrees 40 minutes 30 seconds east 579.5 feet to the beginning of a curve to the right and having a radius of 820 feet; thence along said curve a distance of 80.62 feet; thence south 19 degrees 02 minutes 30 seconds east 175.85 feet to the beginning of a curve to the left and having a radius of 200 feet; thence along said curve a distance of 69.12 feet; thence south 38 degrees 50 minutes 30 seconds east 254.13 feet to the beginning of a curve to the right and having a radius of 170 feet; thence along said curve a distance of 137.84 feet; thence south 7 degrees 37 minutes west 455.01 feet to the beginning of a curve to the left and having a radius of 570 feet; thence along said curve a distance of 86.88 feet; thence south 1 degree 07 minutes east 81.71 feet to the beginning of a curve to the right and having a radius of 230 feet; thence along said curve a distance of 155.69 feet; thence south 37 degrees 40 minutes west 225.01 feet to the beginning of a curve to the right and having a radius of 230 feet; thence along said curve a distance of 111.8 feet; thence south 55 degrees 31 minutes west 448.87 feet to the beginning of a curve to the left and having a radius of 210 feet;

and Mary C. B. Fletcher, husband and wife, by deed recorded in Book 761, page 240, of Deeds, Records of San Diego County, California, thence in a general southwesterly direction along the northerly boundary line of said last mentioned tract to its intersection with the east and west center line of the southwest 1/4 of said fractional Section 6; thence westerly along said east and west center line of said southwest 1/4 of said fractional Section 6 to an intersection with the west line of said fractional Section 6; thence northerly along said west line of said fractional Section 6, said line also being the range line between R. 3 W., and R. 4 W., S. B. M., to an intersection with the east and west center line of Section 1, Township 14 S., R. 4 W., S. B. M., the point of beginning, excluding therefrom the right of way of The Atchison, Topeka and Santa Fe Railway Company, a corporation, described as follows:

A Strip of land two hundred feet wide, the center line of which is coincident with the center line of the main track of the railway of said Company as now constructed through the southeast quarter of the northeast quarter, and the northeast quarter of the southeast quarter of Section 34, Township 13 South, Range 4 West, S. B. M., and the southwest quarter of the southwest quarter of Section 35, said Township and Range.

3. That the title to the land included in said boundaries is vested in four owners and has an area of 8,374.80 acres, of which 6,774.1 acres is owned by your petitioners as follows:

Santa Fe Land Improvement Company	6,388.8 acres
Ed Fletcher	435.3 acres

4. That all of the lands embraced within the above described boundaries are situate in the County of San Diego, State of California, and are susceptible of irrigation from a common source and by the same system of works, including pumping from sub-surface or other waters.

5. That the source from which the said lands in said proposed district are proposed to be irrigated is that certain artificial reservoir in the channel of the San Dieguito River in said County of San Diego commonly known as Lake Hodges and the distribution system connected therewith; said reservoir being formed by a dam commonly known as Lake Hodges Dam located in Section 18, Township 13 South, Range 2 West, S. B. M., in said County.

6. That it is advisable and for the best interest of all concerned in the matter that the offices of Tax Collector and Assessor be consolidated and only one person be elected to fill those offices.

WHEREFORE, your petitioners pray:

1. That the land or territory embraced within the said boundaries of said proposed district be organized as an irrigation district under and pursuant to the above mentioned Act of the legislature of said State, and amendments thereto, under the name of RANCHO SANTA FE IRRIGATION DISTRICT.

within such districts, and, also, to provide for the distribution of water for irrigation purposes", approved March 31, 1897, and the amendments thereto, the above and foregoing petition proposing and praying for the organization, pursuant to said Act of said legislature, of an irrigation district in the County of San Diego, State of California, under the name of RANCHO SANTA FE IRRIGATION DISTRICT, and embracing the lands within the boundaries described in the foregoing petition, will be presented by the undersigned, each and all of whom are legally qualified signers of said petition, to the Board of Supervisors of the County of San Diego, said State, at a regular meeting of said Board to be held on the 6th day of November, 1922, at the hour of ten o'clock A. M. at the meeting room of said Board in the Court House in the City of San Diego, said County and State.

SANTA FE LAND IMPROVEMENT COMPANY
By E. O. FAULKNER
Its Vice President

ATTEST:
A. J. MAXWELL
Its Assistant Secretary.
(SEAL)
ED FLETCHER,
10-14-21-28.

M., thence westerly along the said east and west center line of the north east ¼ of said Section 2 to an intersection with the east line of the southwest ¼ of the northeast ¼ of said Section 2; thence southerly along the east line of said southwest ¼ of the northeast ¼ of said Section 2 to an intersection with the east and west center line of said Section 2; thence westerly along said east and west center line of said Section 2 to an intersection with the north and south center line of said Section 2; thence northerly along the north and south center line of said Section 2 to an intersection with the north line of said Section 5; thence continuing northerly along the north and south center line of Section 35, T. 13 S., R. 4 W., S B M., to an intersection with the east and west center line of the southwest ¼ of said Section 35; thence westerly along the said east and west center line of the southwest ¼ of said Section 35 to an intersection with the west line of said Section 35; thence continuing westerly along the north line of Lot 4 of fractional Section 34, T. 13 S., R. 4 W., S B M., to an intersection with the line of the Mean High Tide of the Pacific Ocean; thence northwesterly along the said Mean High Tide Line to an intersection with the north line of said fractional Section 34; thence easterly along the north line of said fractional Section 34 to an intersection with the westerly line of the Atchison, Topeka & Santa Fe Railway Company's right of way; thence southerly along said right of way line to an intersection with the east and west center line of the north ½ of said fractional Section 34; thence easterly along the said east and west center line of the north ½ of said fractional Section 34 to an intersection with the east line of said fractional Section 34; thence continuing easterly along the east and west center line of the north ½ of Section 35, T. 13 S., R. 4 W., S B M., to an intersection with the north and south center line of the northeast ¼ of said Section 35; thence southerly along the said north and south center line of the northeast ¼ of said Section 35 to an intersection with the south line of the said northeast ¼ of said Section 35; thence easterly along the said south line of the northeast ¼ of said Section 35 to an intersection with the east line of said Section 35; thence northerly along the said east line of said Section 35 to an intersection with the east and west center line of the north ½ of Section 36, T. 13 S., R. 4 W., S B M.; thence easterly along the said east and west center line of the north ½ of said Section 36 to an intersection with the east line of said Section 36; thence southerly along the said east line of said Section 36 to an intersection with the south line of Lot 2 of fractional Section 31, T. 13 S., R. 3 W., S. B. M.; thence easterly along the said south line of said Lot 2 to the southeast corner of said Lot 2; thence northerly along the east line of said Lot 2 to its intersection with the southwesterly boundary line of the Rancho San Dieguito, as said boundary line is shown on Partition Map thereof in Book 1, page 37, Records of San Diego County, California, filed in the office of the Clerk of said County on October 25, 1875; thence following the boundary of said Rancho San Dieguito northwesterly, northerly, northeasterly, southeasterly, easterly and southerly to the intersection of the easterly boundary line of said Rancho with the north line of Lot 4, fractional Section 23, T. 13 S., R. 3 W., S. B. M.; thence S. 17 degrees 03 minutes west 5005.70 feet to the center line of the

the right and having a radius of 230 feet; thence along said curve a distance of 155.09 feet; thence south 27 degrees 40 minutes west 225.01 feet to the beginning of a curve to the right and having a radius of 230 feet; thence along said curve a distance of 111.8 feet; thence south 55 degrees 31 minutes west 448.87 feet to the beginning of a curve to the left and having a radius of 210 feet; thence along said curve a distance of 176.94 feet; thence south 17 degrees 14 minutes 30 seconds west 106.91 feet to the beginning of a curve to the right and having a radius of 730 feet; thence along said curve a distance of 339.65 feet; thence south 43 degrees 54 minutes west 292.02 feet to the beginning of a curve to the right and having a radius of 110 feet; thence along said curve a distance of 139.53 feet; thence north 63 degrees 25 minutes 30 seconds west 39.01 feet to the beginning of a curve to the right and having a radius of 177.63 feet and a central angle of 23 degrees 53 minutes 30 seconds; thence along said curve a distance of 74.07 feet to the beginning of a curve to the left and having a radius of 260 feet and a central angle of 10 degrees 03 minutes; thence along said curve a distance of 45.62 feet; thence north 49 degrees 35 minutes west 76.76 feet to the beginning of a curve to the left and having a radius of 210 feet; thence along said curve a distance of 70.01 feet; thence north 68 degrees 41 minutes west 63.71 feet to the beginning of a curve to the right and having a radius of 676.33 feet and a central angle of 7 degrees 21 minutes; thence along said curve a distance of 86.76 feet to the beginning of a curve to the left and having a radius of 320 feet and a central angle of 37 degrees 33 minutes 30 seconds; thence along said curve a distance of 209.77 feet; thence south 81 degrees 06 minutes 30 seconds west 47.04 feet; thence leaving the center line of said road and running north 14 degrees 04 minutes west 455.95 feet to the beginning of a curve to the right and having a radius of 682.33 feet; thence along said curve a distance of 145.49 feet; thence south 81 degrees 31 minutes 30 seconds west 697.5 feet; thence south 8 degrees 28 minutes east 414.6 feet; thence south 46 degrees 06 minutes west 238.95 feet; thence south 36 degrees 10 minutes west 519.4 feet; thence south 23 degrees 22 minutes west 319.8 feet; thence south 9 degrees 31 minutes 30 seconds west 353.5 feet; thence south 38 degrees 39 minutes 30 seconds west 909.8 feet; thence south 1 degree 53 minutes west 1732.52 feet to an intersection with the north line of the Maggie Branson lot, as shown on the aforesaid map of said Rancho San Dieguito; thence westerly along the northerly line of said Maggie Branson lot to the intersection of the southwesterly boundary line of said Rancho San Dieguito; thence along said southwesterly boundary line of said Rancho San Dieguito to its intersection with the east line of fractional Section 6, T. 14 S., R. 3 W., S. B. M., thence southerly along said east line of fractional Section 6 to a point, said point being the most north easterly corner of that certain tract of land conveyed by Carl A. Sinke to the Santa Ana Co-operative Sugar Company by deed recorded in Book 613, page 327, of Deeds, Records of San Diego County, California; thence in a general westerly direction along the northerly line of said last mentioned tract to a point on the west line of the southeast ¼ of said fractional Section 6, T. 14 S., R. 3 W., S. B. M.; said point being also the most northeasterly corner of that certain tract of land conveyed to the County of San Diego by Ed Fletcher

pray:
1. That the land or territory embraced within the said boundaries of said proposed district be organized as an irrigation district under and pursuant to the above mentioned Act of the Legislature of said State, and amendments thereto, under the name of RANCHO SANTA FE IRRIGATION DISTRICT.
2. That your Honorable Board order and direct that there shall be only three (3) divisions in said District, only three (3) directors thereof to be elected and that the directors may be elected by the district at large.
3. That the offices of Tax Collector and Assessor be consolidated and one person be elected to fill the offices consolidated.
SANTA FE LAND IMPROVEMENT COMPANY
By E. O. FAULKNER
Its Vice President.
ATTEST:
A. J. MAXWELL
Its Assistant Secretary.
(SEAL)
ED. FLETCHER.
STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES.) SS.
On this 27th day of September, in the year one thousand, nine hundred and twenty-two, before me, Nellie B. Kemper, a Notary Public in and for said County of Los Angeles, State of California, personally appeared E. O. Faulkner and A. J. Maxwell, known to me to be the Vice President and Assistant Secretary of the Santa Fe Land Improvement Company, and the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged that such corporation executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.
NELLIE B. KEMPER
Notary Public in and for said County and State.
(SEAL)
STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES.) SS.
On this 4th day of October, in the year nineteen hundred and twenty-two, A. D., before me Nellie B. Kemper, a Notary Public in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Ed Fletcher, personally known to me to be the person whose name is subscribed to the within instrument; and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said county the day and year in this certificate first above written.
NELLIE B. KEMPER
Notary Public in and for Los Angeles County, State of California.
(SEAL)
NOTICE OF PRESENTATION TO THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, CALIFORNIA, OF PETITION FOR THE ORGANIZATION OF RANCHO SANTA FE IRRIGATION DISTRICT.
NOTICE IS HEREBY GIVEN that pursuant to the provisions of an Act of the legislature of the State of California entitled: "An Act to provide for the organization and government of irrigation districts, and to provide for the acquisition or construction thereby of works for the irrigation of the lands embraced

SANTE FE LAND CORPORATION

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files

CLOTFELTER, U.T. (Vice President- Sante Fe Land Improvement Co.)
 Clotfelter to Fletcher, [2 letters] 3/17/31, 3/25/31
 Fletcher to Clotfelter, [3 letters] 3/18/30, 3/27/30, 2/5/31
 DAILEY, Fletcher
 Dailey to Fletcher, [4 letters] 5/22/22, 8/1/22, 8/24/22, 9/2/22
 Fletcher to Dailey, [5 letters] 5/22/22, 6/12/22, 8/22/22, 8/25/22, 8/25/22
 Dailey to Clark, Walter, 8/19/22
 GROSS, Nels, to Fletcher, 5/16/30
 HODGES, W.E.
 Hodges to Simpson, G.M., 7/10/22
 Hodges to Sinnard, L.G., 7/10/22
 LAMBERT, S.E.
 Lambert to Fletcher, [2 letters] 5/10/30, 2/8/36
 Fletcher to Lambert, 5/14/30

SANTA FE LAND IMPROVEMENT CO.

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

BATCHELDER, E.G.
 Batchelder to Fletcher, 10/14/22
 Fletcher to Batchelder, 10/30/22
 CRENSHAW, H.E. to Fletcher, 11/4/22
 DODGE, Jonathan S.
 Dodge to Fletcher, 12/7/22
 Fletcher to Dodge, 12/14/22
 ELIEL, Leon T. to Fletcher, 7/20/22
 Fletcher to ENGEL, E.J., 6/9/22
 FAULKNER, E.O.
 Fletcher to Faulkner, [6 letters] 5/17/22, 10/19/22, 10/20/22, 10/23/22, 10/30/22, 10/30/22
 Faulkner to Keefe, J.H., 5/20/22
 Faulkner to Fletcher, [4 letters] 10/20/22, 10/28/22, 10/28/22, 12/22/22
 Faulkner to Sinnard, L.G., 10/20/22
 FORWARD, J.D. (Union Title Co.) to Fletcher, 5/19/22
 HARRISON, George B. to Fletcher, 10/5/22
 Fletcher to HODGES, W.E., [2 letters] 5/5/22, 11/6/22
 JARRELL, J.F. to Fletcher, 8/7/22
 KNIGHT, E.E.
 Knight to Fletcher, 10/18/22
 Fletcher to Knight, 10/24/22
 KNOLLIN, J.C. to Fletcher, 8/16/22
 Fletcher to MAXWELL, 7/26/22
 SINNARD, L.G. (Mgr. Santa Fe Ranch)
 Fletcher to Sinnard, [17 letters] 6/13/22, 6/15/22, 7/17/22, 7/17/22, 7/24/22, 7/24/22, 7/25/22, 7/26/22, 7/31/22, 8/5/22, 8/22/22, 9/25/22, 10/1/22, 10/14/22, 10/19/22, 10/24/22, 12/29/22
 Sinnard to Fletcher, [12 letters] 6/29/22, 7/15/22, 7/22/22, 7/22/22, 7/28/22, 8/8/22, 8/15/22, 8/17/22, 9/26/22, 10/18/22, 10/21/22, 12/4/22
 Sinnard to Batchelder, [2 letters] 7/22/22, 10/24/22
 Sinnard to Faulkner, 10/18/22
 Sinnard to McMahon, 11/16/22
 SOUTHERN TITLE GUARANTY CO. to Fletcher, 5/25/22

Ed Fletcher Papers

1870-1955

MSS.81

Box: 48 Folder: 9

**Business Records - Water Companies - Volcan
Land and Water Company - San Dieguito System
- Santa Fe Land Improvement Company/Santa Fe
Irrigation District - Legal papers, unsigned letters**



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