

T
21
F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

December 6, 1937

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

The check for two hundred dollars has been credited to the interest due for the period from September 1 to December 1, 1937. Will you please send the balance of the interest, twenty-five dollars, at your earliest convenience?

Very truly yours,

F. & W. Thum Company

Margaret Thum

by Margaret Thum

22
F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

December 20, 1937

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Your check for twenty-five dollars has been received. Thank you.

The securities we now hold that may be returned to you include a note from Miss Yoch for \$4,570.95 on which she has not been able to pay the interest. Miss Helgeland still has \$132.90 to pay, and sends ten dollars occasionally. Mr. Corkran has \$867.19 left to pay, and he pays ten dollars fairly regularly. I trust this is the information you want.

With best wishes for a pleasant holiday season.

Very truly yours,

F. & W. THUM COMPANY

by *Margaret Thum*
Secretary

5c
Anticipation

23

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

February 3, 1938

January 20, 1938.

F. & W Thum Co.,
1507 E. Mountain Ave
Pasadena, California.

Gentlemen:

We are trying to solve our problems on Fletcher Hills. The Irrigation District has been kind enough to offer to settle 30 cents on the dollar the delinquent taxes and completely cancel penalties and interest. They have also agreed to get the state and county to do likewise providing we pay in cash.

The Municipal Bond Company and the Farmers & Merchants Bank, owning the bonds of A & I D No. 19, are considering a tentative offer that I have just made, ie that they cancel the entire Mattoon Act issue and take a deed from us for 70 percent of the land based on assessed value, giving us free and clear of all encumbrances 30 percent.

We decided a considerable acreage, ^{not Fletcher Hills} paid \$3,000 cash bonus and got A & I D No. 4 Mattoon Act cancelled last month, there being two Mattoon Acts on the property, A & I D No. 4 and A & I D No. 19.

The property which you still hold under the mortgage in Fletcher Hills is all improved with graded streets, paved roads, cast iron water mains and subdivided ready for sale with maps filed. In simple language what I am asking you to do is this, if the money can be raised to pay the state and county, and irrigation district taxes, with both Mattoon Acts cancelled will you join in with us in making this deal, you releasing the old mortgage and we execute a new mortgage for \$15,000 giving you as security 30 percent of the Fletcher Hills property, with all Mattoon Act bonds lifted and free and clear of all encumbrances.

This will enable us to immediately commence selling the property, and we have two or three prospects already pending the settlement of this matter, and any net monies that come in from the sale of the property will be turned over to you until

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

A true copy of the resolution passed by the F. & W. Thum Company's board of directors is enclosed. This will give you the exact terms upon which the proposed release may be executed.

Will you please send us a plat of Fletcher Hills showing clearly the seventy per cent to be released and the thirty per cent to remain under the mortgage? Also, if you have any preference in the matter of which title company is engaged, you may let us know.

Very truly yours,

F. & W. THUM COMPANY

By *Margaret Thum*
Secretary

5e
4

is that the city of the ...
-2-

the \$15,000 is paid you in full. You may keep the other properties as security that you are now holding until everything is paid. This will give us a chance to save a little something out of the wrack and by accepting this settlement with the Municipal Bond Company it puts us in a position to sell immediately. This entire matter is subject to an equitable division of the property on a 70/30 basis and satisfactory to all parties in interest.

Please remember this, that we better have 30 percent of the property with the paving, water mains paid for, all free and clear of encumbrances ready for immediate sale than to drift along as at present. It is going to be hard to get this deal thru and money raised to pay the taxes and give a clear title, but I believe it can be worked out.

I am taking this matter up with you before making any final proposition to the Municipal Bond Company, Farmers & Merchants Bank and the Irrigation District.

I have sent a copy of this letter to Mr. Bennett for his information. Thanking you for your interest in this matter, I am

Yours sincerely,

(Signed) Ed Fletcher

...

...

That at the request in writing of Ed Fletcher and Wm. C. B.
Fletcher, his wife, mortgagors, to F. & W. Thum Company,
mortgagee, of the land described in that certain mortgage
recorded in Book 582 of Mortgages, at page 252, official
records of San Diego County, the president and secretary of
this corporation, F. & W. Thum Company, are authorized to
release from the lien of said mortgage approximately seventy
(70%) per cent in value and area now subject to the lien of
said mortgage. That the release executed by said president
and secretary shall constitute sufficient evidence of their
approval of the lands selected to be released and the said
release shall be deposited in escrow to be delivered only upon
the thirty (30%) per cent of said lands remaining subject to
the mortgage being redeemed from all tax and special assess-
ment liens and tax and assessment deeds and the title shown
to be free from said tax assessment liens and deeds by the
certificate of a title insurance company duly authorized to
execute policies of title insurance in the State of California.

*I enc copy -
M. Thum,
Sec.*

February 4, 1958

F. & W. Thum Company
1507 East Mountain Street
Pasadena, California

Attention: Miss Margaret Thum

My Dear Margaret:

Thanks for your letter of the 3rd with copy
of resolution. This is another step nearer home and the
consummation of a deal that I hope and believe can be
worked out at an early date. I am sure it is for the best
interest of all of us.

As soon as we work out a final division of
the property that is satisfactory, is it your desire to
check up on it and approve before the deal is actually
consummated, or, will you leave it to our judgment?

With kind personal regards,

Sincerely yours,

E. J.

EF/jm

24
Copy Municipal Bond Co. 2/8

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

February 8, 1938

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

We believe that you are best able to select the thirty per cent of the land at Fletcher Hills that will be most suitable to retain under the mortgage. However, we will want full information about which land is to be retained so that we may approve your selection before the release is executed.

Hoping this is the information you wanted, we are,

Very truly yours,

F. & W. THUM COMPANY

by *Margaret Thum*
Secretary

25

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

February 26, 1938

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

There has been no word from you as to how you are getting along with the taxes and bonds on Fletcher Hills. You understand, of course, that the Thum Company can not keep open its offer to give a release indefinitely, and must know what thirty per cent you wish to keep under the mortgage in time to approve or reject your selection before the first of April. Please send a plat with the description of the property.

Very truly yours,

F. & W. THUM COMPANY

by *Margaret Thum*
Secretary

February 28, 1938

F. & W. Thum Company
1507 E. Mountain Street
Pasadena, California

Attention:—Miss Margaret Thum

My dear Miss Thum:

Answering yours of the 26th, will say that we have been quarrelling over the division of the property with the Municipal Bond Company.

However, the tentative agreement is that the property in red of 234 acres, as per map attached, will be held by you as security for the obligation we owe, while, you will be asked to release the property in green of 336 acres.

The title to the property in red will be clear of all taxes, both irrigation district, state and county, with no taxes to pay until December 1938. The property in red is the most highly developed with the largest amount of paved roads, cast iron water mains, etc., and is ready for sale immediately. We are expecting to make a deal to put the property on the market with some live man to handle the sale.

I am leaving for a special session of the Legislature Sunday. Can you come down before then as I would like to show you the property on the ground?

Sincerely yours,

RF/jv
Encl.

P.S. Of course you will still have as security all the rest of the land under the present trust deed that is outside the boundry of A & I.D. # 19

26

March 14, 1938

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Will you please write at your earliest convenience and tell me why on the map you sent Blocks 14, 16 and portions of Blocks 11, 20, and 22 are not included in the green or the red sections of the map? Also, I would like to know the sum of all the taxes and assessments now standing against the property under the mortgage. Thank you for this information.

Some time ago you turned over to us the sales contract between the Crossmont Park Company and Lillie Helgeland. Miss Helgeland bought out Charlotte Twest's interest in the property, and is not ready to pay of the balance to us. We are placing the sales contract in escrow with the Union Title Insurance Company. Will you please deliver the proper deed and title to the Title Company as soon as it is convenient, as Miss Helgeland seems anxious to complete the arrangements? Thank you.

Very truly yours,

F. & W. THUM COMPANY

March 13, 1938

F & W Thum Co.,
1507 E. Mountain Ave.,
Pasadena, California.

My dear Margaret:

Answering yours of the 14th, will say that the properties mentioned in your letter were released years ago from the Mortgage and settlement made at that time.

Following are the dates of the releases:

Lots 1 to 10, Block 22 and South 10 acres of Lot 11, Block 22, also 5 acres in Block 11, Fletcher Hills No. 2 released March 26, 1930.

Blocks 14, 16 and 20 of Fletcher Hills No. 2 released August 7th 1923.

Now regarding Little Helgeland, we are getting in touch with the Union Title Insurance Company and will furnish deed and certificate of title on your instructions.

With kindest regards, I am

Sincerely yours,

EF M

27
F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

March 19, 1938

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Have you reached a definite agreement with the Bonding Company as to which property they want released? We have looked over the land and are ready to decide about a release if you send one which covers approximately the area colored green in your map. If there are to be changes, you must let us know soon, so that there will be time to consider the matter.

Very truly yours,

F. & W. THUM COMPANY

by *Margaret Thum*
Secretary

March 27, 1938

F. A. W. Thum Company
1507 E. Mountain Street
Pasadena, California

Attention:-Miss Margaret Thum

My dear Miss Thum:

Enclosing yours of the 19th, will say that we have agreed with the Bonding Company as to the property to be released and it is identical with that marked in green on your map. They are only squabbling over the detail - they do not seem to be able to straighten out their problems with the other individuals, and are insisting that I clean their mess up and bring about a compromise with the other land owners in the District.

In the meantime, I will have the papers drawn up and send to you for signature and put same in escrow. I am sure it is only a matter of time when the minds of all will meet and a settlement made.

Sincerely yours,

E. J. J.

EF/jv

April 21, 1938

F. A. W. Thum Company
1507 E. Mountain Street
Pasadena, California

Attention:-Miss Margaret Thum

My dear Miss Thum:

The Board of Supervisors are going to take up Monday with the City Attorney the matter of accepting the settlement of the Mattoon Act, ASID #19. The District Attorney has approved the settlement, but it is up to the Board of Supervisors to ratify it. As soon as they ratify same, then it is my job to get out and do the dirty work of the Municipal Bond Company.

The Municipal Bond Company refuse to put up the money and pay off the State and County taxes as per their original offer to the District - instead, they are leaving it to us to see the different small property owners and try and get them to put up the money, reserving to the Municipal Bond Company 70% of our entire holdings; 50% of all the land of the Hall Company, and they are buying up for \$1500 the equity in another 13 acre tract, as well as any settlement they can make with the Murray Estate, so all that is left for me is odds and ends, but I hope to put it over if and when the Supervisors approve. The Board of Directors of the District have already approved.

The above for your information and we will push the matter as fast as we can.

Sincerely yours,

EF/jv

cc-Mr. Jas. Bennett, Atty.

April 27, 1938

F.&W.Thum Company
1507 East Mountain Street
Pasadena, California

Attention:—Miss Margaret Thum

My dear Miss Thum:

Enclosed find check for \$225.00, being interest on the \$15,000 obligation.

I am also enclosing article published in this morning's "Union" relative to the action taken by the Board of Supervisors. They are trying to force the Municipal Bond Company to settle at the present time instead of asking for a three year option in which to pay the taxes on the land that is to be retained by the Municipal Bond Company. The Attorney for the La Mesa District, I understand, went to Los Angeles today to get, if possible, the Municipal Bond Company to agree to paying up their delinquent taxes and respread. I believe everything will be worked out in time, and I am pushing it forward as fast as possible.

Sincerely yours,

EF/jv
Encl.

cc—Mr. Jas. Bennett

P.S.—Since writing the above, Mr. Jennings the Attorney for the La Mesa Irrigation District telephones me he has been to Los Angeles, has seen Mr. Reed of the Municipal Bond Company and Mr. Reed is very sympathetic and is going to try and get the Farmers & Merchants Bank to pay up in full now. Jennings is getting out some information for Reed to present to Mr. Rossetti and everything looks very favorable.

E.F.

ED FLETCHER COMPANY, AGENT
1020 NINTH AVENUE SAN DIEGO, CALIF.

Nº 1430

SAN DIEGO, CALIF.,

April 26, 1938.

PAY TO THE ORDER OF

J. & W. Thum Co.

\$225.⁰⁰

ED FLETCHER COMPANY

DOLLARS

90-53 SAN DIEGO MAIN OFFICE 90-53

ED FLETCHER COMPANY, AGENT

BY

BY

E. Fletcher

Bank of America
NATIONAL TRUST ASSOCIATION
615 BROADWAY
SAN DIEGO, CALIFORNIA

May 5, 1978

F. W. W. W. Company
1807 East Mountain
Pasadena, California

Attention: Miss Margaret Thom

My dear Miss Margaret:

Things have been delayed a bit by the Municipal Bond Survey not being able as yet to complete their part of the deal, is to settle in accordance with the Board of Supervisors' offer, delays caused by Mr. Rosetti of the Farmers & Merchants Bank being out of the state, but I believe that everything will be straightened out as far as they are concerned by the 1st of June.

In the meantime I am moving heaven and earth with the land owners trying to get them to do their part and everything is favorable. In principle everything has been agreed upon by the Directors of the Mt. View District and the Board of Supervisors. It takes time to dissolve a Mt. View District, particularly where so many factors are involved. I want you to know the real facts.

It is only thru the courtesy of the Irrigation District and friendship for me and my family that we are saving any equity out of Fletcher Hills at all. The Irrigation District taxes have not been paid for seven years because we could not pay, and did not have the money. The District has taken a deed to the property. Thru my attorneys we have checked up on the procedure and everything is legal and at any time they can bring a suit to quiet title and freeze us out completely. Instead of that they have let matters drag on, are taking a big loss themselves and making it possible for us to save this 30 percent of the property, free and clear of encumbrances, which you are holding until such time as I can pay you the \$15,000.

In the meantime I am negotiating trying to borrow sufficient money on the 30 percent of the property to pay you off. I also have two or three good prospects of sale. My first and every effort is concentrated toward paying off that \$15,000, and in the meantime you can rest assured we will keep up the interest, some how, some way.

There is not a bank that is lending a dollar on unimproved property today and I am moving heaven and earth to find some private individual who will do it. We are having some success in selling

lots at Crossmont but we have not been able to catch up on the taxes. There is one obligation of the Crossmont Part Company of \$15,000. They have been offered a settlement at \$3,000 with payments spread over a period of years and as yet have not been able to accept. I am thankful that the children are all on their own, and have enough revenue to just about take care of their wives and families. Eight out of the ten are married and Virginia is being married the 30th of June. Ferdinand, the young attorney, is just about earning his own living, so things are looking a little brighter for us, and it is only a matter of time when I know we are going to be able to clear this matter up.

Will keep you posted as things develop and thank you for your patience in the matter.

Yours sincerely,

RE/jm

18

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

May 13, 1938

Mr. Ed Fletcher
1018 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Your letter of May 10 has been received, but we do not agree with the statements you make in it. We expect to reach a decision about Fletcher Hills shortly, and will let you know what it is at once.

Very truly yours,

F. & W. THUM COMPANY

by *Margaret Thum*
Secretary

May 14, 1938

F. & W. Thum Company
1507 E. Mountain
Pasadena, California

Attention Miss Margaret Thum

My dear Miss Margaret:

Thanks for your letter of the 13th. I certainly have not made any statements intentionally that were erroneous and stand corrected if I have done so. Please point out where I have made any mis-statements of any kind.

I am leaving for the East on Thursday of this coming week to be gone until the 1st of June, trying to raise some money.

Hoping to hear from you before I leave,

I am,

Sincerely yours,

Ed Fletcher

FF/jm

50
24

March 27, 1939

F. & W. Thum Company
1507 E. Mountain
Pasadena, California.

Gentlemen:

Enclosed find right-of-way deed which a representative
of the U. S. Forest Service asked us to send to you for signature.

It covers the right of way for the telephone line
that runs from the Pine Hills lookout station to the Cuyamaca
lookout, which has been there for a great many years. However,
the Forest Service has never had an official easement granted
for this line.

3 We are signing the same kind of an easement for the
land belonging to us over which the line passes.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

April 4, 1939

Ed Fletcher Company
1020 Ninth Avenue
San Diego, California

Gentlemen:

The right-of-way deed which you sent us has been executed
and is enclosed. We trust that this will be satisfactory to
the Forest Service. Will you please forward the deed to
the proper parties?

Very truly yours,

F. & W. Thum Company

By *Margaret Thum*

CLASS OF SERVICE
This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

WESTERN UNION

1201

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

J. G. WILLEVER
FIRST VICE-PRESIDENT

SYMBOLS
DL = Day Letter
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter
Ship Radiogram

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination.

SA383 15= PASADENA CALIF 16 1251P

1939 DEC 16 PM 1 18

ED FLETCHER=

335 WALNUT AVE SANDIEGO CALIF=

SORRY YOU WERE NOT INFORMED EARLIER OF OUR STAND. IT HAS NOT CHANGED SINCE FRIDAY=

MARGARET R THUM.

1507 Mountain St
6271
Mrs. Fletcher
135P
rec TO RE file

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

December 18, 1939

Miss Margaret Thum
San Diego Hotel
San Diego, California.

My dear Miss Margaret:

Confirming telephone, enclosed find copy of telegram we sent you yesterday. If not acceptable, every dollar that we can borrow or lay our hands on is \$37,000 and Mrs. Fletcher and I will give an additional mortgage of \$13,000 payable on or before six months from date with the coast property you hold and the lands outside of the irrigation district in Fletcher Mills, many hundred acres, as security.

Please give this your most serious consideration.

Yours truly,

EF M

CLASS OF SERVICE DESIRED	
DOMESTIC	FOREIGN
TELEGRAM	FULL RATE CABLE
DAY LETTER	DEFERRED CABLE
NIGHT MESSAGE	NIGHT CABLE LETTER
SHIP RADIOGRAM	RADIOGRAM

Postal Telegraph

THE INTERNATIONAL SYSTEM

Commercial Cables



All America Cables

Mackay Radio

RECEIVER'S NUMBER

CHECK

TIME FILED

STANDARD TIME

Send the following message, subject to the terms on back hereof,

which are hereby agreed to

Form 2

17
December 18, 1939

Mrs. Margaret Thum
1507 Mountain St
Pasadena, Calif

Telegram 16th received More than sorry As compromise will quitclaim to you all property yet under mortgage also coast property you now hold also pay you tomorrow thirty five thousand we have borrowed to cancel indebtedness to you I losing our twenty-five years work our interest in the property and over \$100,000 we put in it for the development also put thirty-five thousand more we have recently borrowed and must otherwise return if settlement not made
Kindly wire answer tonight

MARY AND ED FLETCHER

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

January 3, 1940

Ed Fletcher Company
1020 Ninth Avenue
San Diego, California

Gentlemen:

Will you kindly sent us the pasturage rent on the Kelly Lands which you collected from Mr. Sawday for 1939? From now on, we will deal with Mr. Sawday directly, so you need no longer collect the rent.

Very truly yours,

Margaret Thum

Paid \$ 125.⁰⁰ for 1938

January 10, 1940

F. & W. Thum Company
1507 East Mountain
Pasadena, California.

Attention Miss Margaret Thum

Gentlemen:

Answering your letter of January 3d,
enclosed find check for \$125.00 being pasturage rent on
the Kelly lands for 1939.

Yours very truly,

ED FLETCHER CO.

By

KLM

January 26, 1940

F. & W. Thum Company
1507 East Mountain
Pasadena, California.

Gentlemen:

Dad left the middle of the week for Sacramento to attend the special session of the legislature. Before he left he gave instructions to send you \$3,000 on account of the note as soon as the money came in, so I am enclosing herewith check for \$3,000.00 which please apply to the principal of the note.

We are doing everything possible to take care of the obligation on or before its due date. I sincerely trust if we cannot quite take care of all of the amount when due that you will give us a short extension to pay off any balance.

Yours truly,

EFJr M

F. & W. THUM COMPANY
1507 EAST MOUNTAIN STREET
PASADENA, CALIFORNIA

January 30, 1940

Mr. Ed Fletcher Jr.
1020 Ninth Avenue
San Diego, California

My dear Mr. Fletcher:

Thank you for the check for three thousand dollars, which has been credited to principal on the note as you requested. We regret that we can not consent to any extension of time for payment on the note beyond the due date as we need the money in connection with another matter.

Very truly yours,

F. & W. THUM COMPANY

By *Margaret Thum*

Ed Fletcher Papers

1870-1955

MSS.81

Box: 29 Folder: 29

General Correspondence - Thum, Margaret



Copyright: UC Regents

Use: This work is available from the UC San Diego Libraries. This digital copy of the work is intended to support research, teaching, and private study.

Constraints: This work is protected by the U.S. Copyright Law (Title 17, U.S.C.). Use of this work beyond that allowed by "fair use" requires written permission of the UC Regents. Permission may be obtained from the UC San Diego Libraries department having custody of the work (<http://libraries.ucsd.edu/collections/mscl/>). Responsibility for obtaining permissions and any use and distribution of this work rests exclusively with the user and not the UC San Diego Libraries.