

513 American National Bank Building,
San Diego, California.

Nov. 22, 1912.

Mr. W. P. Ross,
Ramona, Calif.

Box 21.

Dear Mr. Ross:-

The records in the office show that the Live Oak Co.
(A Fletcher Corporation) owns the E $\frac{1}{2}$ S E $\frac{1}{4}$ Sec. 11 and the
N W $\frac{1}{4}$ S W $\frac{1}{4}$ Sec. 12, T 13 S., R 1 W. And the old Earle house
was built on the N W $\frac{1}{4}$ S W $\frac{1}{4}$ Sec. 12, therefore belongs to
Mr. Fletcher and associates.

Respectfully,

E. W. C.

EWC-WK

SAN CLEMENTE

<u>Description</u>	<u>Bought from</u>	<u>In name of</u>	<u>Certif.#</u>	<u>To whom Sent</u>	<u>When</u>	<u>Remarks</u>
$\frac{1}{2}$ of SW $\frac{1}{4}$ & NW $\frac{1}{4}$ of SW $\frac{1}{4}$ & SW of NW $\frac{1}{4}$ in Sec. 2 -15 - 2W - 160 acres	Dr. Butler	C B Gould	15883	Not here		No Record
SE $\frac{1}{4}$ of Sec. 3, 15 - 2W, 160 acres	Anna W Smith (Whittier)	C B Gould	39770	W G Henshaw	8-3-14	U T&T Cert.
NE $\frac{1}{4}$ of SE $\frac{1}{4}$ - Sec.9-15-2W 40 acres	Miller)	C B Gould	11379	Not here		No record
$\frac{1}{2}$ of SE $\frac{1}{4}$ & $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec.10-15-2W- 160 ac.	Miller)					
NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec.10, 40 ac.	Stoddard			Certificate ordered		W G H
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 9 & SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec.10 - 80 ac.	Blochman	I DeSelm	10425	Here		
NE $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec.10 - 80 ac.	Ferlin)	C B Gould	22597	W G H	8-7-14	
SW $\frac{1}{4}$ of NE $\frac{1}{4}$ - Sec.10-40 ac.	Ferlin)					
NE $\frac{1}{2}$ of NE $\frac{1}{4}$ & SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 10 - 120 acres	Wayne Young	C B Gould	14940	Here		
NE $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec.10 -80 ac.	Froelich	C B Gould	11193	W G H		
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec.10-40 ac.) & E $\frac{3}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of) Sec.10 - 30 ac.)	Mountain Est. by Bleifuss & Roarke	C B Gould	11993	W G H		
N 34 ac. of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec.11-15-2W	A S N Buttemer		48617	W G H		
W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec.10- 15-2W	Andrew L White- lock	Ray L Makin				

SUTHERLAND RESERVOIR SITE

<u>Description</u>	<u>Bought from</u>	<u>In name of</u>	<u>Certif.#</u>	<u>To whom sent</u>	<u>when</u>	<u>Remarks</u>
E $\frac{1}{2}$ of Sec. 21-12-2E - 320 ac.)	Wm R Booth		23617	W G Henshaw.		
S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 21						
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 28 - 12- 2E - 40 acres	Wm R Booth					
SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec.16-12-2E 40 acres	W R Booth					
SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec.16-12-2E 40 acres	W R Booth					

CARROLL

<u>Description</u>	<u>Bought from</u>	<u>In name of</u>	<u>Certificate</u>	<u>To whom sent</u>
$\frac{1}{2}$ of NE $\frac{1}{4}$ & E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 7-13-2W $\frac{1}{2}$ of NW $\frac{1}{4}$) $\frac{1}{2}$ of SW $\frac{1}{4}$) 8-13-2W NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of 18-13-2W	Thos. Carroll	C B Gould	22472	W G Henshaw
$\frac{1}{2}$ of SW $\frac{1}{4}$) SW $\frac{1}{4}$ of SW $\frac{1}{4}$) 32-12-2W W $\frac{1}{2}$ of 5-13-2W Lots 5 & 6 - Sec. 5-13-2W $\frac{1}{2}$ of NE $\frac{1}{4}$) $\frac{1}{2}$ of SE $\frac{1}{4}$) 6-13-2W Lots 1, 2, 3, & 4 Sec. 8-13-2W	Jas. Carroll	C B Gould	19102	W G Henshaw
Pt of Ro. San Bernerdo	E E Nulton		Cert. not finished	

SANTA MARIA AND PAMO RESERVOIR SITE

Certificate No. 5872 covers both. Certificate Here. Stands in name of
Live Oak Corporation and in U. S. in trust for Live Oak Corp.

H. W. KELLER
PRESIDENT

WM. G. KERCKHOFF
VICE-PRESIDENT

South Coast Land Company

F. H. TOLLE
SECRETARY

BRANCH OFFICES:

SAN DIEGO, CAL.
DEL MAR, CAL.

(INCORPORATED)

MAIN OFFICE
SUITE 705 GARLAND BUILDING
LOS ANGELES, CAL.
PHONE MAIN 227

DIRECTORS:

G. A. CANFIELD
W. G. KERCKHOFF
E. FLETCHER
H. W. KELLER
H. P. BAUMGAERTNER

October
28th
1913

Mr. Ed Fletcher,
San Diego,
California.

Dear Sir:

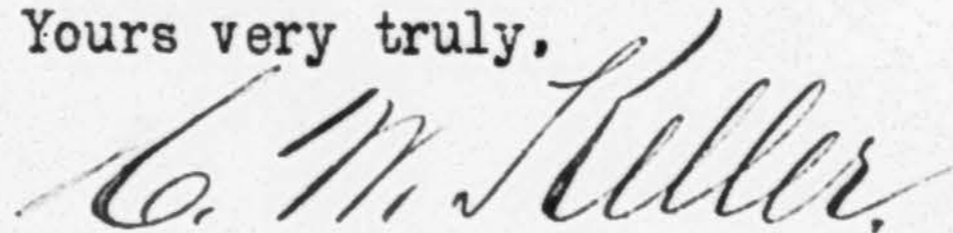
I am sending you enclosed, an assignment of all my right, title and interest in the Henshaw contract, properly acknowledged before a Notary Public; should occasion arise, the same can then be recorded by you.

When I have the pleasure of seeing you next, I will be very glad to talk this matter over.

Yours very truly,

encl.

E-



No. 4277

SAN DIEGO, CAL., 2/24 1914

RECEIVED OF BEARER

DOCUMENT	FROM	TO	FEE
<i>Assist Cont</i>	<i>Keller</i>	<i>Fletcher</i>	<i>70</i>

TOTAL FEE PAID. \$ *.70*

JNO. H. FERRY, COUNTY RECORDER.

THIS RECEIPT SHOULD BE RETURNED WHEN CALLING FOR DOCUMENT.

Mr. J. H. Henry
214 N. 1st St.
St. Paul, Minn.

H. W. KELLER
PRESIDENT

WM. G. KIERCKHOFF
VICE-PRESIDENT

South Coast Land Company

F. H. TOLLE
SECRETARY

BRANCH OFFICES:

SAN DIEGO, CAL.
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SUITE 705 GARLAND BUILDING
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PHONE MAIN 227

DIRECTORS

G. A. CANFIELD
W. G. KIERCKHOFF
E. FLETCHER
H. W. KELLER
H. P. BAUMGAERTNER

Assign-
ment.

October
28th
1913.

For value received, I hereby assign and set over to Ed Fletcher, all my right, title and interest in and to that certain contract dated October 24th, 1911, between Wm. G. Henshaw of San Francisco, and Ed Fletcher of San Diego and H.W.Keller of Los Angeles, California.

Witness my hand and seal this 28th day of October, 1913.



State of California

COUNTY OF LOS ANGELES


} ss.

On this 28th day of October A. D., 1913 before me, Millicent Earll a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared H.W.Keller



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 the day and year in this Certificate first above written.


Notary Public in and for said County, State of California.

After Recording
Mail to - Ed. Fletcher.
920 - 5th St.

After recording.
Mail to Ed. Fletcher
920 - 5th St.

①

Misc.

INDEXED

RECORDED AT REQUEST OF
Ed. Fletcher Co. (Munson)
FEB. 24 1914.
AT 26 MIN. PAST 10 O'CLOCK
A. M. IN BOOK NO. 43
OF Misc.
PAGE 257 ET SEQ
RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.
JOHN H. FERRY,
County Recorder
By W. Howard Ferry
Deputy Recorder
FEE \$ 20

3

COMPARED:
W. A. Lytle
DEPUTY COUNTY RECORDER

[KIERCHOFF'S
KELLER'S]

131A

SAN DIEGO, CALIFORNIA November 24, 1916.

Mr. Ed Fletcher,
San Diego, Calif.

Dear Sir:

Referring to the sale of Del Mar, will say that the Company will consider same. The entire list of properties which we own is attached hereto.

Also attached hereto are two maps. Map marked "Exhibit A," shows uncolored lots and prices covering a portion of the property. The total sales price based on today's valuation is..... \$498,150.

We have placed an arbitrary price of \$300 a lot on all the lots unmarked as to price, the total number being and the price.....

being all the lots South of 15th St. You will notice near the Railroad Right of Way on Exhibit "B" we have subdivided same into lots, which are included in the last item.

A valuable asset of the Company is the land lying between the city limits of the City of San Diego and the Del Mar bath house acres. This will eventually be used as a railroad right of way, and there is plenty of room for that purpose. We have placed an arbitrary value on same of

We own the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, 40 acres, on which we have placed an arbitrary value of

Book No. 1 of first
edition of 1000 published by
**South Coast Land
COMPANY**
Presented to *Ed. Fletcher the founder*
of Del Mar
By *W. M. Keller Pres.*

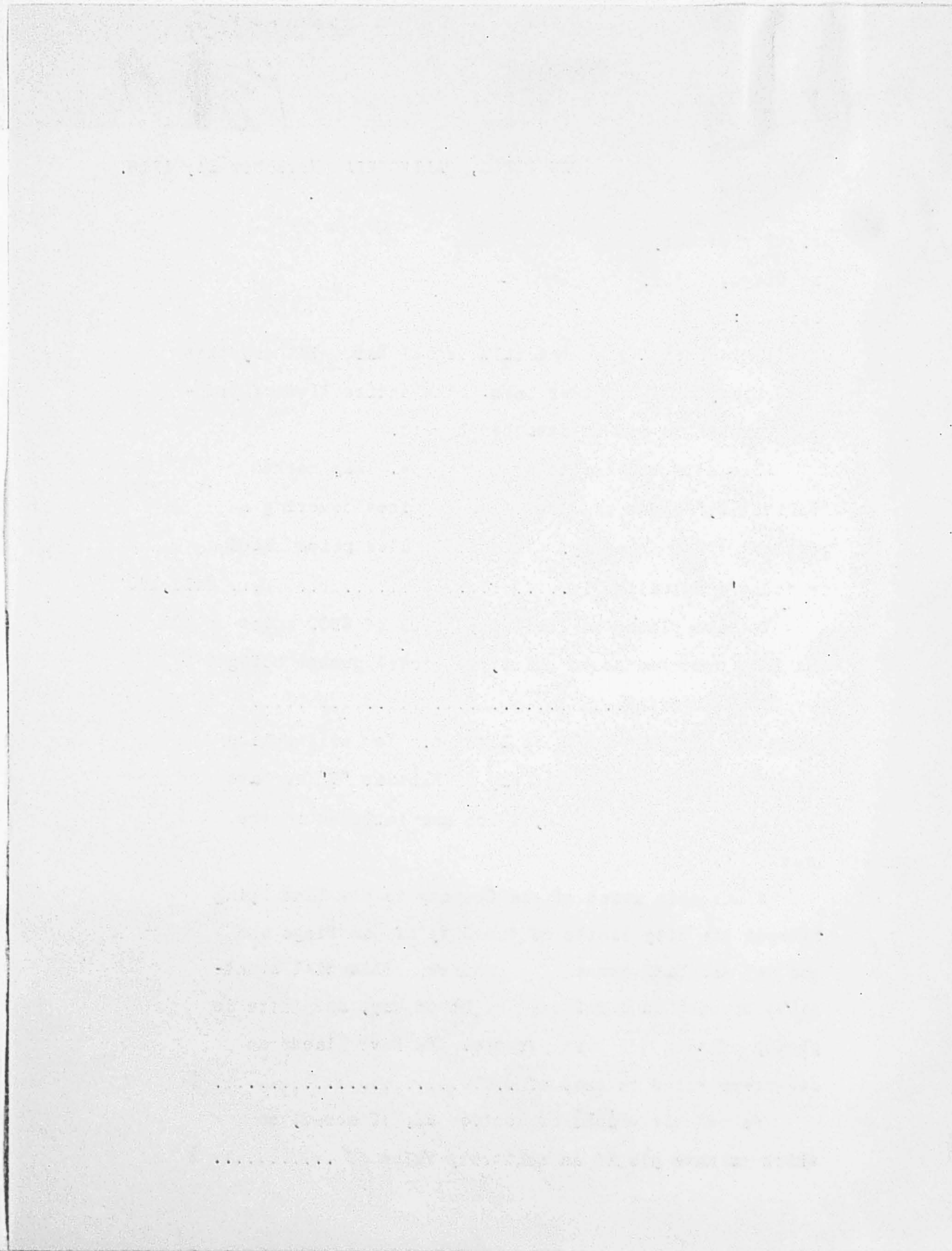
Copyright, 1912, by South Coast Land Co.



20115

180

6



The hotel cost	\$118,000
Furniture and fixtures	35,000
Bath house	45,000
Garage	3,150
Store	6,990

The acreage on which this property is located, together with the hotel grounds amount to _____ acres, on which we have placed an arbitrary value of \$9,000 an acre, totalling \$

The land that we own lying west of the paved highway consists of _____ acres, on which we have placed an arbitrary value of \$1000 an acre, totalling ... \$

The land lying east of the paved highway and west of the Santa Fe Railroad track amounts to _____ acres, on which we have placed an arbitrary value of \$500 an acre, totalling \$

The acreage that we own east of the Santa Fe Railroad Track, and which has not already been included totals _____ acres, on which we have placed an arbitrary value of \$100 an acre, totalling \$

In addition thereto, the power house, electric power line, water system, sewer system, pumping plants and wells at the Santa Fe Ranch, together with our right to pump 50 miners inches of water, cost us, as per our books today, a total of \$

This makes a total of \$ which in our opinion is a very low value of our property today for sale purposes. This does not include such work as street grading, which we are eliminating in our estimates.

Our intention is to dispose of all our interests in Del Mar if this sale is made.

The property is mortgaged for \$200,000, which can be carried for a considerable period, if desired; interest at 6%.

As President and largest stockholder of this company, I find it utterly impossible for me to give it any attention at all, owing to my other numerous interests in Los Angeles, so that I feel it necessary to dispose of this property.

The hotel, on the basis it is running at the present time is now paying its way, together with interest on the investment. This, however, can be very materially increased by the addition of cottages, and in that case should yield a very material profit over the cost of running and interest. There has always been a great demand for cottages, and they could be filled both for the summer and winter season, without any trouble, at very large rentals.

Yours very truly,

SOUTH COAST LAND COMPANY,

By _____
President.

SAN DIEGO, CALIFORNIA November 24, 1916.

BFA

Mr. Ed Fletcher,
San Diego, Calif.

Dear Sir:

Referring to the sale of Del Mar, will say that the Company will consider same. The entire list of properties which we own is attached hereto.

Also attached hereto are two maps. Map marked "Exhibit A," shows unsold lots and prices covering a portion of the property. The total sales price based on today's valuation is.....

422 lots — 394,750 Exhibit B
499 488,150 Exhibit A

We have placed an arbitrary price of \$800 a lot on all the lots unmarked as to price, the total number being 609

and the price..... \$ 487,200

~~being all the lots South of 15th St.~~ You will notice near the Railroad Right of Way on Exhibit "B" we have subdivided same into lots, which are included in the last item.

A valuable asset of the Company is the land lying between the city limits of the City of San Diego and the Del Mar bath house 8.8 acres. This will eventually be used as a railroad right of way, and there is plenty of room for that purpose. We have placed an arbitrary value on same of

We own the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, ^{38.7} ~~40~~ acres, on which we have placed an arbitrary value of

These two maps show a different number of lots sold a choice is necessary.

The hotel cost	\$118,000
Furniture and fixtures	35,000
Bath house	45,000
Garage	3,150
Store	6,880

The acreage on which this property is located, together with the hotel grounds amount to

acres, on which we have placed an arbitrary value of \$2,000 an acre, totalling *10.3 acres* \$ *20,600*
Hotel Gardens *2.8 "* \$ *5,600*

The land that we own lying west of the paved highway consists of *17.3* acres, on which we have placed an arbitrary value of \$1000 an acre, totalling ... \$ *17,300*

The land lying east of the paved highway and west of the Santa Fe Railroad track amounts to *50.2* acres, on which we have placed an arbitrary value of \$500 an acre, totalling \$ *25,100*

The acreage that we own east of the Santa Fe Railroad Track, and which has not already been included totals *249.8* acres, on which we have placed an arbitrary value of \$100 an acre, totalling \$ *24,980*

In addition thereto, the power house, electric power line, water system, sewer system, pumping plants and wells at the Santa Fe Ranch, together with our right to pump 50 miners inches of water, cost us, as per our books today, a total of \$

This makes a total of \$ which in our opinion is a very low value of our property today for sale purposes. This does not include such work as street grading, which we are eliminating in our estimates.

Our intention is to dispose of all our interests in Del Mar if this sale is made.

The property is mortgaged for \$200,000, which can be carried for a considerable period, if desired; interest at 6%.

As President and largest stockholder of this company, I find it utterly impossible for me to give it any attention at all, owing to my other numerous interests in Los Angeles, so that I feel it necessary to dispose of this property.

The hotel, on the basis it is running at the present time is now paying its way, together with interest on the investment. This, however, can be very materially increased by the addition of cottages, and in that case should yield a very material profit over the cost of running and interest. There has always been a great demand for cottages, and they could be filled both for the summer and winter season, without any trouble, at very large rentals.

Yours very truly,

SOUTH COAST LAND COMPANY,

By _____
 President.

LIST SHOWING TOTAL SALES VALUE OF UNSOLD PROPERTY IN
DEL MAR BY BLOCKS (cont'd)

Arden Heights No. 5

Lots 501 to 511 inclusive	-----	\$ 12,350	9
" 512 to 517 "	-----	7,450	6
" 518 to 528 "	-----	9,950	9

Arden Heights No. 6

Lots 623 to 626 inclusive	-----	\$ 17,800	13
" 637 to 645 "	-----	10,350	9
" 646 to 657 "	-----	9,700	10
" 658 to 663 "	-----	5,800	6
" 664 to 680 "	-----	15,500	17
" 681 to 690 "	-----	8,600	10
" 691 to 707 "	-----	12,950	17
" 708 to 721 "	-----	11,850	14
" 722 to 739 "	-----	14,250	18
" 740 to 749 "	-----	8,750	10
" 750 to 756 "	-----	6,650	7
" 757 to 802 "	-----		
		. also Lots A and C, Block 37, and Lots M and N, Block 34	
		30,600	46
" 803 to 826 "	-----	13,300	21

TOTAL ----- \$491,450

222
277

499

LIST SHOWING TOTAL SALES VALUE OF UNSOLD PROPERTY IN
DEL MAR BY BLOCKS

Del Mar

no lots

Block 4	-----	5,800	
" 4 - Lot A	-----	1,750	1
" 5	-----	6,000	3
" 6	-----	2,800	2
" 7	-----	5,500	3
" 9	-----	7,900	7
" 11	-----	2,500	2
" 12	-----	7,700	7
" 13	-----	10,900	11
" 14	-----	2,200	2
" 18	-----	6,150	4
" 19	-----	2,800	2
" 20	-----	1,500	1
" 21	-----	6,900	5
" 22	-----	4,100	3
" 23	-----	15,350	13
" 24	-----	3,600	3
" 25	-----	17,200	15
" 26	-----	10,400	8
" 28	-----	6,400	5
" 31	-----	9,750	8
" 32	-----	15,450	17
" 33	-----	10,350	10
" 34	-----	10,700	9
" 35	-----	3,900	3
" 36	-----	18,300	17
" 37	-----	1,700	2
" 61	-----	1,950	3
" 65	-----	3,800	3
" 66	-----	1,600	3
" 86	-----	7,600	9
" 113	-----	6,400	9
" 114	-----	8,300	11
" 115	-----	9,400	12
" 124	-----	4,950	9
" 125	-----	5,600	9
" 126	-----	6,200	10
" 127	-----	4,500	8

ReSubdivision of 22 and 23

Lots 404 to 438 inclusive ----- 41,200 29

277

February 28, 1919.

Mr. H. W. Keller,
410 Merritt Bldg.,
Los Angeles, Cal.

My dear Mr. Keller:-

Answering yours of the 24th in relation to your inquiry as to the power situation in San Luis Rey, will say that the power has not been sold, neither have any arrangements been made for the completion of the dam, power house, etc.

There is a large irrigation district being formed from Oceanside to Escondido - 43,000 acres. The state engineer attended the meeting yesterday at Vista, and with only three negative votes the meeting unanimously endorsed the formation of a district, and petitions will be circulated immediately.

We have spent \$14,000 making complete surveys of the system based on bringing water from Warners to Vista and over the entire district, but no contract has been signed up by Mr. Henshaw to sell to the district as yet. The power is considerably reduced by bring the water down the San Luis Rey to the district between Oceanside and Escondido. The power can be sold at the switch board at between $6\frac{1}{2}$ and $7\frac{1}{2}$ mills, or roughly 4000 HP.

A board of five engineers have determined that there is a net safe yield for irrigation of 28,000,000 gallons of water from Warners with a dam built 100 feet in height, holding over 200,000 acre feet.

HWK-2

Would your people be interested in buying up lands
going into the district and helping to finance the project
with Henshaw, and taking irrigation bonds approved by the
State Bonding Commission of California in payment, or are
they purely bond buyers?

I would be glad to hear from you on this subject
before taking it up with Mr. Henshaw.

Yours very truly,

EF-mk

Original sent to Frank Salmons

October 6th, 1919.

Mr. Ed Fletcher,
Fletcher Building
San Diego, Calif.

My dear Fletcher,

A friend of mine is looking for a mountain
ranch, and I have called his attention to the
Shoulder property, near Warners' Ranch. He knows,
approximately, the location of the property and has
consented to visit it in the near future.

I have discussed the matter with Mr.
Kerckhoff and he is willing to sell. If you care
to dispose of your interest in the property, please
let me know, and the price per acre you will demand,
and I will endeavor to put the sale through. I
understand the prospective purchaser is in a position
to pay cash if the property suits him.

Will you kindly let me know about this
before Thursday, and oblige?

With kindest regards,

Very truly yours,

Signed H. W. Keller

HWK:B

October 7, 1919.

Mr. H. W. Keller,
410 Merritt Building,
Los Angeles, Calif.

My dear Mr. Keller,

Answering yours of the 6th, will say that Salmons owns a half of my interest, and he is out of town. I cannot get Salmons to make an offer, and my suggestion is that you find out the best price we can get. I would certainly sell it at any price he wants to sell at.

Yours truly,

EF:KIM

C C Frank Salmons

H. W. KRELLER
410 MERRITT BLDG.
LOS ANGELES, CAL.

October 9th, 1919.

Mr. Ed Fletcher,
Fletcher Building,
San Diego, California.

My dear Fletcher:-

Replying to yours of October 7th, I regret that you are unable to make a price on the Shculder property because of Mr. Salmons' absence from town. Our intending purchaser, not having seen the property, is, of course, unable to make an offer, and I do not believe it will be possible for me to induce him to make the long trip to the Warner Ranch, not knowing whether he can buy the property at all.

I have interviewed Mr. Kerckhoff in the matter and he is perfectly willing to sell, as I am, and as you are as well; the only trouble being Mr. Salmons disinclination to name a price. I think that you should see Mr. Salmons and explain to him that we are all willing to sell, and that you and he might get together on a price that you might be willing to accept for your interest in the property.

The customer is looking for a piece of recreational property, such as this is, and unless we are able to make a price for him, he will likely buy elsewhere.

In replying to this, I wish that you would also send me a statement showing the present condition of the property, the income, etc., and the disbursements you have made on our account. This will be very much appreciated.

Very truly yours,

HWK:B

H. W. Keller

SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. June 1st, 1921.

October 27th, 1919
(Dict. Oct. 23rd)

Mr. H. W. Keller,
410 Merritt Bldg.,
Los Angeles, California.

My dear Mr. Keller:

Enclosed herewith find statement of the Fletcher-Burlingame property, the Eatonville account and the Scholder property, showing a balance due you of \$140.03, check for which is herewith enclosed.

I have just talked with Salmons over the phone and he will take \$60 an acre for the Scholder property. As far as I am concerned, if Salmons will take at the rate of \$50 an acre, I will. I think I can get him to do it, particularly if it is a cash proposition. If I recollect rightly, it cost us \$30. an acre ten or twelve years ago and we are not getting our money back with interest, even at that.

Yours very truly,

EF/bm
encl

Mr. Ed Fletcher,
920 8th St.,
San Diego, California.

My dear Mr. Fletcher:

I enclose you herewith Mr. Lippincott's report on the proposed Irrigation District, to which an important supplement has been added at the back, and for which we have been waiting until Mr. Lippincott's return, just receiving same to-day. We had the first part of this report some time ago, but have been waiting for his figures on the alternative proposition set forth in the rear, so it would be complete when we sent it to you.

The reason for the supplemental report leaving out the old Cardiff Irrigation District was due to the fact that we might not be sure of proper co-operation of the new Directors of the old Cardiff District. George Beach was under the impression that he could get water some way for Cardiff's present need without any great expense to Cardiff, and I question whether we could be sure of him, except insofar as his interest in getting water for the few families now living at Cardiff is concerned. I may be wrong about this, but I would consider the new management at Cardiff as rather dangerous, even if they would be willing to co-operate with us.

I would like to talk with you about this some time and may telephone you from Del Mar in the next few days.

With best regards, I remain,

Very truly yours,

F. H. Tolle
By *R. K. Katus*
Sec. & Gen'l Mgr.

FHT-K

April Seventh
1922

Mr. H. W. Keller,
506 Los Angeles Ry. Bldg.,
Los Angeles, Calif.

My dear Keller:

I met Harry Chandler the other day and he told me that you seconded the motion to sign-post from San Diego to El Paso. I was awfully glad to hear that.

I was talking with Supervisor Bean on the train the other day as well as with Chandler, and it seems to me a way should be found along the lines that they have suggested whereby we could all get together on the road question for the good of the state.

Their idea was for the highway commission to submit a plan immediately showing the highways to be built and the relative costs. I am sure if a way can be found to finance it that they would just as soon put in 6 or 8" concrete as 5", and make the roads 20 ft. wide instead of 16 ft as conditions might require. At all times it has been a tremendous problem with so many miles of road to build over the different sections of the country and so little money. There have been rash things said on both sides, no doubt, but when you stop and think of it, Henry, between Del Mar and Oceanside that pavement has been in almost ten years. It only cost \$8760 a mile, including engineering and overhead. Two and three thousand machines a day going each way over that highway at all times! It was only 15 ft. wide and 4" thick, and we arrested a man the other day who had 15 tons of sugar on that highway. California has already gotten its money's worth out of that highway, don't you think? And yet it still has value.

They have proposed that the vehicle tax be increased, one-half of it to go to the counties and one-half to the state highway commission, and that a gasoline tax be put on, all the money to go to the state. Don't you think that would give enough revenue without any additional bonding? I am sure the highway commission would much prefer to build wider and thicker highways if they could only see the money in sight with which to build them. Yet staring them in the face all the time is a question like this - the highway from San Diego to El Centro is only a little over half built, altho it was included in the 1911 bond issue.

Page Two/

If you care to, I wish you would outline to me giving illustration, showing what type of highways, width, and thickness you would build, and can we not, together, be of service to our state and county, in assisting in formulating a plan that all of us can get behind. I would appreciate a frank expression from you on this subject, and if you can agree I am ready to go to the bat with you, if you care to have me.

With kind personal regards to all, I am

Sincerely yours,

EF:KLM

H. W. KELLER
500 E. A. RAILWAY BLDG
LOS ANGELES, CAL.

April 14, 1922.

Mr. Ed Fletcher,
Fletcher Building,
San Diego, Calif.

My dear Fletcher:-

I have your favor of April 7th and contents carefully noted. I will call these matters to the attention of the Automobile Club at their next meeting and will then be very pleased to write you further on the subject.

With kindest regards,

Yours very truly,

H. W. Keller

HWK/E

SAN ISIDRO GUN CLUB
RANCHO SAN ISIDRO
OJOLJOL

COMPANIA DEL RANCHO DE SAN ISIDRO
SOCIEDAD ANONIMA
TIJUANA, A. C. MEXICO

LOS ANGELES ADDRESS: 304 PACIFIC MUTUAL BLDG.

RANCHOS EL MORRO
EL REFUGIO, POBO DEL ENCIN.
Y JESUS MARIA

LOS ANGELES, CAL.
March 3rd, 1924.

Mr. Ed. Fletcher,
Fletcher Building,
San Diego, Calif.

My dear Fletcher:-

I have your further favor of February 26th with relation to the claims of Mrs. Lopez. Also the legal opinion of Chauncey Hays. I never saw you waste so much time before on an unprofitable proposition. If you buy the supposed interests of Mrs. Lopez you will certainly be bunked. I am not going to write you any more letters on this subject. Mrs. Lopez and her predecessors in interest have been guilty of laches for more than forty years. The situation, to make it plain to you, is something like this: If your grandfather or great grandfather had filed on a homestead in Massachusetts on vacant Government lands and then did not occupy the land or comply with the laws then in existence you can imagine what chance you would have to go back to Massachusetts at this late date and try and dispossess present owners or occupants of the land. Your persistency is worthy of a better cause.

Yours very truly,

H. W. Kehler

HWK/M

H. W. KEHLER
304 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

September 23, 1924.

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

My dear Fletcher:-

Upon my return to the office I have your favor of September 4th asking me to make a price on the various lands in which I am interested in San Luis Rey Valley and other points in San Diego County. I am completely out of touch with values in that section and I would appreciate it very much if you would be so good as to advise me of the present market value of the various tracts.

I am sending you enclosed a technical description of the various properties and would be very glad if you would return them to me with your idea of the price at which they could now be marketed. The San Luis Rey lands, excepting always the Burlingame property, stand in my name as Trustee for the McFadden and Canfield Estates and I would like to close them out and take our loss and forget it. If you will do this it will be very much appreciated.

Yours very truly,

H. W. Kehler

HWK/M

SCHOLDER PROPERTY

Lot One (1), Section 13, and Lots Two (2), Three (3) and Four (4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 14, and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 23, all in Township Eleven (11) South, Range 2 East, S. B. M. Containing 159.52 acres.

KELLER-CANFIELD-MCFADDEN LANDS

The North east Quarter (NE $\frac{1}{4}$) of the South east Quarter (SE $\frac{1}{4}$) containing 40 acres in Section 7, Township 11 South, Range 4 West, SBB & M, and the South east Quarter (SE $\frac{1}{4}$) of the South east Quarter (SE $\frac{1}{4}$), excepting West 9.88 acres of South 10 acres, and part to Goldbaum, in Section 7, Township 11 South, Range 4 West, SBB & M, containing 24.33 acres.

The South west Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9) Township Eleven (11) South, Range Four (4) West, S. B. M., being in San Diego County, California.

BURLINGAME PROPERTY

DESCRIPTION:

West Half of Section Thirty-six (36), Township Ten (10) South, Range Four (4) West, San Bernardino Meridian, in the County of San Diego, State of California, EXCEPTING therefrom those portions thereof conveyed to the River School District by deeds recorded in Book 82, page 483 of Deeds and Book 139, page 493 of Deeds, respectively and described as follows:-

Commencing at the Northwest corner of the Southwest Quarter of Southwest Quarter of said Section Thirty six (36); thence South thirty-five (35) yards; thence East one hundred forty (140) yards; thence North seventy (70) yards; thence West one hundred forty (140) yards; thence South thirty-five (35) yards to said Forty Acre Tract, the point of beginning, and also beginning one hundred (100) yards North of Southwest corner of Northwest Quarter of Southwest Quarter said Section Thirty-six (36); thence East seventy (70) yards; thence North seventy (70) yards; thence West seventy (70) yards; thence South seventy (70) yards to point of beginning.

H. W. KELLER
2001 PACIFIC NATIONAL BUILDING
ROOM ANGLETON, CALIF.

SUBJECT: Scholder Property.

October 20, 1924.

Mr. Ed. Fletcher,
920 Eighth Street,
San Diego, California.

My dear Fletcher:-

Upon my return to the office I have your favor of the 9th instant in which you inform me that you will look over the properties in the San Luis Rey valley and advise us of the price at which they will meet with ready sale.

With relation to the Scholder property, my estimate of the value of this property is that it will, when slight improvements are made, bring from \$1,500 to \$2,000 a building site. Consequently, holding this view of values I would not be interested in accepting such an offer as you suggest.

Yours very truly,

H. W. Keller.

HWK/M

October 22, 1924.

Mr. H. W. Keller,
304 Pacific Mutual Bldg.,
Los Angeles, Calif.

My dear Henry:

Answering yours of the 20th regarding the Scholder property, will say I bought the lands adjoining the Scholder property this year - something like five or six hundred acres. The highest I paid was \$10 an acre from private individuals and \$6.50 an acre from the Government.

There are a few nice building sites that would undoubtedly bring what you say, but the land is so steep and rocky there are only a few sites that would bring anything like that, and I don't think they are saleable until the dam is nearly full.

If you care to subdivide, let us go ahead and do it and put in the roads and put the property on the market. Do you wish to handle the sales end of it? If you do, this will be satisfactory to me. If not, I will submit a proposition.

When does Mr. Kerckhoff get back? Let us go ahead and develop the property and get the most out of it, each putting up his share of the improvements.

When you talk about building sites, what do you consider should be the proper subdivision or size of a building site?

Yours very truly,

EF:AH

October 22, 1924.

Mr. H. W. Keller,
304 Pacific Mutual Building,
Los Angeles, Calif.

My dear Henry:

Answering yours of September 23d, will say, the Keller-Canfield-McFadden lands of 64.33 acres in Section 7, Township 11 South, Range 4 West, is worth today around \$250.00 to \$300 an acre as a farming proposition. It might have an added value for water purposes later on, entirely separate from the agricultural feature.

The 40 acres in Section 9, Township 11, is worth \$300 to \$350 an acre.

The Burlingame property \$50 or \$40 an acre.

If you care to have me work on any of these properties along these lines, terms 20 percent down and 20 percent a year until paid with 7 percent interest on deferred payments, I will go at it, and see what can be done.

I have written you on the Burlingame property. Do you think it is time we go ahead and subdivide it? I am ready.

Yours sincerely,

EF:KLM

SOUTH COAST REALTY COMPANY

(INCORPORATED)

950 SOUTH BROADWAY

LOS ANGELES, CALIFORNIA December 13, 1926.

Telephone VAndike 1431

*Easements
dealt with in new
one sent 1/12/26
signed.*

OCEAN FRONT LOTS
and Other Properties
at Encinitas,
San Diego County,
California.

Mr. Ed Fletcher,
920 Eighth Street,
San Diego, Cal.

Dear Mr. Fletcher:

Sometime ago when I was in San Diego I took the matter up with you in regard to getting an easement over some of the Etonville lands, of which you and the South Coast Land Company are the owners. You have since been over this matter with our Engineer, Mr. Royce, and approved of giving the easement. We have since learned that the title to this property is in the name of the Southern Title Guaranty Company of San Diego and we are enclosing you herewith a form of easement running from the Southern Title Guaranty Company to the County of San Diego and we would appreciate very much if you would give the southern Title Guaranty Company instructions to have this instrument signed.

ACREAGE IN
San Dieguito
Irrigation District
near Encinitas,
San Diego County,
California.

I also would appreciate if you would advise Mr. Salmons of this action, as I understand that he is interested with you in this property which is held by the Southern Title Guaranty Company for both of you.

ABUNDANT WATER
From Lake Hodges
at reasonable rates
for all the
Above Property.

You will notice that this easement covers only an undivided one-half interest. We are also securing an easement from the South Coast Land Company on the same premises to cover their undivided one-half interest. I am also enclosing you a copy of this easement, which you may retain for your own files.

Kindly have the Title Company return the document to this office, as we want to improve the road first and after completion we then will record the easement in the County Recorder's office at San Diego.

Thanking you for your kind consideration in this matter, I remain

*OK
G. C. Young*

Very truly yours,

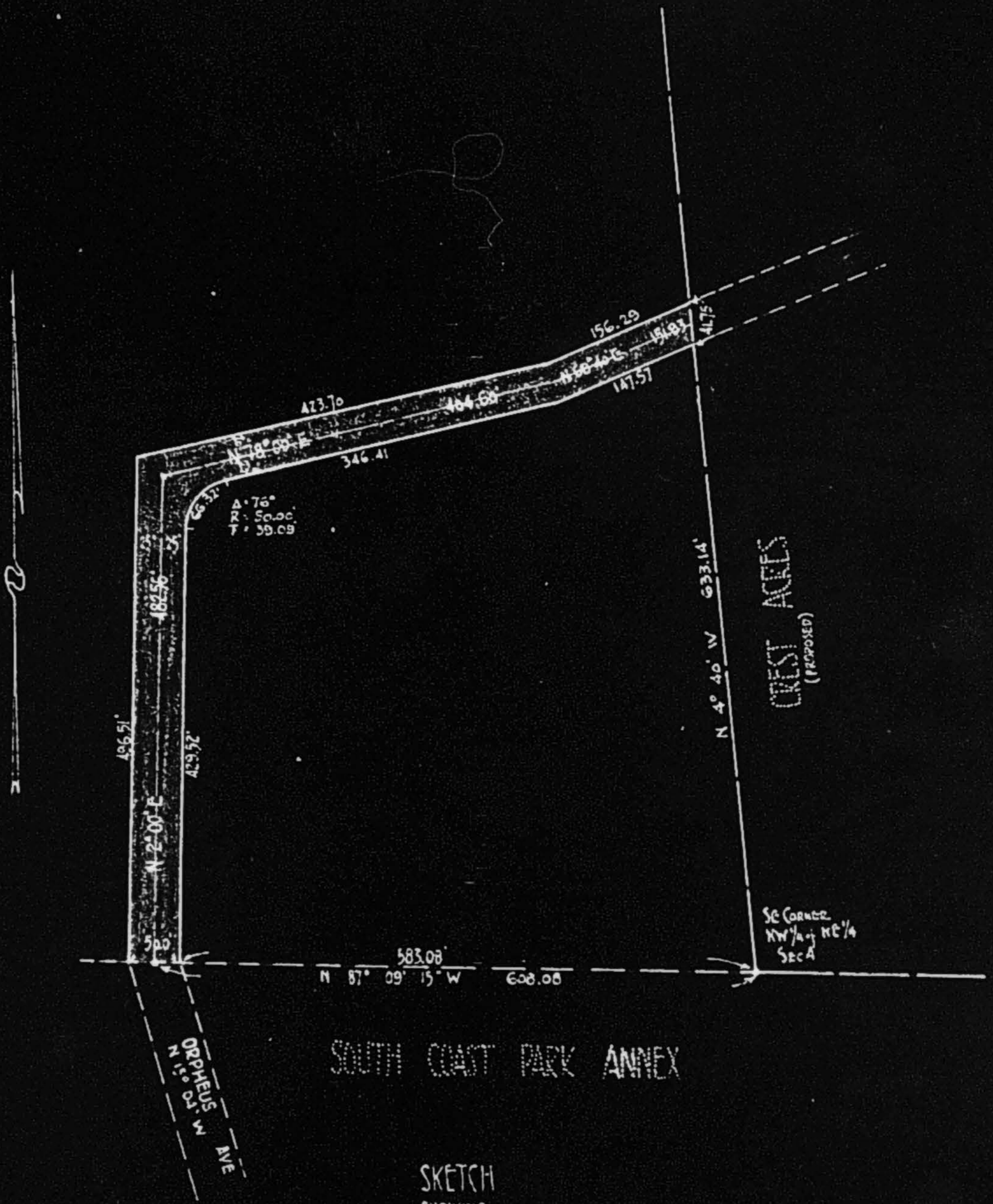
SOUTH COAST REALTY COMPANY

BY:

H. Kressmann

HK:D.
Encls.

2 n. 2 11



SOUTH COAST PARK ANNEX

SKETCH
 SHOWING
 BOUNDARIES & LOCATION
 OF A
 PUBLIC ROAD R. OF W.
 TO BE GRANTED
 OVER
 THE NW 1/4 OF NW 1/4 - SEC 4
 T.135, R.14W, S.8B&M
 SAN DIEGO CO. - CAL.
 SCALE 1" = 150'

Office of
 Survey and Land in
 Engineering Dept
 CALIFORNIA

WM. G. KERCKHOFF, PRESIDENT
H. W. KELLER, VICE-PRESIDENT
W. B. HOLMES, VICE-PRESIDENT
H. M. CLAUSMANN, VICE-PRESIDENT
H. KRESSELMANN, SECRETARY AND TREASURER
J. E. VOIGTS, ASSISTANT SECRETARY AND TREASURER

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BUILDING, 740 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

PHONE TRINITY 8161

December 30, 1926.

*File
to Coast
Land Co*

Mr. Ed Fletcher,
920 Eighth Street,
San Diego, Cal.

Dear Sir:

Your favor of December 23rd, came duly to hand and I am enclosing you herewith a sketch showing the proposed road which goes through a part of the Etonville Tract, of which you, Mr. Salmons and the South Coast Land Company are the owners. When we received this sketch from our Engineering Department they also sent in a new description, which was caused by the fact that Mr. Childs, the county Surveyor, desired a curve at the road intersection rather than at an acute angle. Therefore the easement which we forwarded to you sometime ago should be disregarded and I am enclosing you herewith a new set, which shows the proper description and is in accordance with the sketch enclosed herewith.

We would appreciate very much if you would have the Southern Title Guaranty Company execute the enclosed papers and forward same to us at their earliest convenience. We will not record this easement until we have constructed ~~the~~ new road, which is also our understanding with the South coast Land Company.

Thanking you for your kind attention to this matter and wishing you a Happy and Prosperous New Year, I remain

Very truly yours,

H. Kressmann

HK:D.
Encls.

[found w/
CLARA KEISER CROSS]
28m

Copy to Mr. Kerokhoff

March 25, 1927

Mr. H. W. Keller
1104 Pacific Mutual Bldg.
Los Angeles, California

My dear Mr. Keller:

Our friend Mr. John Traenor owns an undivided one-sixth interest in the Shoulder property.

I made a settlement with the Henshaw interests some two years ago, in which they acquired my one-sixth interest in the Shoulder property. Since then, I have acquired Mr. Salmon's interest and the deed has gone off record. There are 156.54 acres on the Shoulder Tract.

Mr. Traenor's representative called on me yesterday. He left this map and told me that he would recommend to Mr. Traenor, in a division of the property, that the piece marked "X" containing 5.20 acres, and the piece marked "XX" containing 5.67 acres, be deeded to the San Diego County Water Company by Messrs. Kerokhoff, Keller and Fletcher, and the San Diego County Water Company clear our title to the balance of the property. In other words, he owns one-sixth interest in 156 acres, which would be about 26 acres, and he would be deeded, in lieu of his 26 acres, approximately eleven and one-half acres.

Actual survey shows that when the Henshaw Dam is full to the spillway, three or four acres would be flooded. We have had the heaviest rainfall in the history of San Diego County. Henshaw Dam had forty feet of water in it when it commenced to rain. It has caught less than one hundred thousand acre feet of water. Although it holds one hundred sixty-four thousand acre feet of water, not a drop of water escaped. My opinion is that the dam will not be full once in twenty years.

I would like to know what you think of the exchange. There is a lot of water in the hills, and some day this is going to be a good subdivision tract. We must protect our water supply. At present, I am willing to make the exchange as outlined above, providing we reserve the right on the tracts marked "X" and "XX",

Page Two

in return for which we would deed, reserving the right to develop water from the this land for the adjacent property, a reservation that would protect us.

Personally, I am of the opinion that we can go higher in the hills, drive little tunnels and develop the water supply by gravity rather than by pumping.

I only have this one map. Will you please look it over and let me know your opinion of this exchange. Also, will you please take the matter up with Mr. Kerckhoff and show him the map. I have sent him a copy of the letter.

Yours very truly,

EF:EL

January 28, 1928

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, Calif.

Dear Mr. Keller:

The undivided sixth interest of the Shoulder property which went to Treanor and Henshaw has been deeded to the San Diego County Water Company but in the deeding they deeded the entire property instead of the undivided sixth interest. I am referring to that portion between the county road and the south line of Warner's ranch.

I don't know whether there is any legal complication by Treanor and Henshaw transferring the San Diego County Water Company property which we own an undivided five-sixths interest in between the highway and the south line but I thought you ought to know what is going on.

Yours truly,

EF:AK

H. W. KELLER
1104 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

February 1, 1928.

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

My dear Mr. Fletcher:-

Many thanks for your kind favor of January 28th informing me of the transfer made by Traenor and Henshaw to the San Diego County Water Company, they having deeded the entire property instead of their undivided one-sixth interest. This signifies that they are deeding the entire property between the County road and the South line of Warner's Ranch. I will have the matter looked up by a competent attorney. We have a law on the Statute books referred to as the law of tenants in common, which is a very complicated matter, but I cannot understand how they can get any benefit from transferring something that does not belong to them. Owning an undivided one-sixth interest they are tenants in common but whatever their object is you can rest assured it was not done for our benefit.

Yours very truly,

H. W. Keller

HKK/M

March 2nd, 1928.

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, California.

My dear Keller:

Answering yours of the 29th will say that according to Mr. Kerckhoff's letter, Traenor has offered \$60.00 an acre, and Mr. Kerckhoff will sell for \$75.00 an acre.

I have written Mr. Kerckhoff today offering to buy his interest at \$75.00 an acre, and I am willing to take your interest at \$75.00 an acre, payable \$500 down and \$500 every six months with 6% interest. If this is agreeable, please let me know.

Yours very truly,

EF:GMF

H. W. KUEHLIGER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

March 9th, 1928.

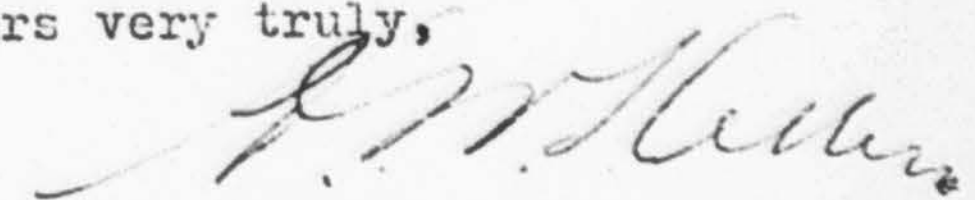
Mr. Ed. Fletcher,
920 Eighth Street,
San Diego, Calif.

My dear Fletcher:-

I have your favor of March 2nd with relation to the sale to you of my interest in the Scholder property at \$75.00 an acre. I am willing to sell at that price but I am not quite agreeable to your terms of payment, of \$500.00 down and \$500.00 every six months. At the rate of payment you suggest it would take four or five years to pay me out. I trust that you can offer better terms.

Awaiting your reply,

Yours very truly,



HWK/M

7 5141

March 9, 1928

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, Calif.

My dear Mr. Keller:

I have purchased Mr. Kerckhoffs
interest in the Shoulder property at \$75 an acre.

I wrote you on March second and
offered to pay \$500 down and \$500 each six months with
6% interest. There is 155.21 acres to be exact.

Perhaps you would prefer to take a
find ocean frontage lot at Encinitas. One of the
best there. I am asking \$2500 for it and will let you
have it for \$2,000, if you want it. It is a very
deep lot with a good frontage and just off the paved
highway.

An early reply from you will be
appreciated.

Yours truly,

EF:AK

March 13th, 1928.

Mr. H. W. Keller,
1104 Pacific Mutual Building,
Los Angeles, California.

My dear Mr. Keller:

Answering yours of the 9th will say that I own
about 300 acres of land adjoining the Sholder
property and will sell my interest in the whole
proposition for \$75.00 an acre, and will sell
it on 10% down and 10% a year.

I have no desire to buy your interest and Mr.
Kerckhoff's. It has been running so long I thought
we might as well clean it up. If you have any
desire to buy Mr. Kerckhoff's interest and want
to control the whole thing, I will be mighty
glad to sell it to you, and will take \$75 an
acre for my interest in the Sholder property,
and \$65 an acre for the balance of my property
adjoining, on ten years time, selling the whole
thing together. I went the limit when I offered
to buy your interest at \$75.00 an acre, and must
have favorable terms or trade real estate in
exchange.

Please let me hear from you.

Yours very truly,

EF:GMF

H. W. KELLER
1104 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

March 14th, 1928.

Mr. Ed. Fletcher,
920 Eighth Street,
San Diego, California.

My dear Fletcher:-

I have your favor of March 12th with relation to the sale of the Scholder property. I am desirous of selling the Scholder property at \$75.00 an acre but do not want to take in exchange any other lands, nor do I desire to acquire your interest or that of Mr. Kerckhoff. Consequently if you are not prepared to make better terms than those suggested in your favor of March 2nd I have decided to accept them and as you are familiar with the property I wish that you would prepare a contract and forward it to me for my signature.

Yours very truly,

H. W. Keller

HWK/M

March 17, 1928.

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, California.

My dear Mr. Keller:

Answering your letter of March 14th, enclosed find contract duly signed, and check for \$500.00 all as per agreement.

I have had our engineer check up the acreage and it is 155.21 acres, net, and we figured on that basis. If there is any error and it is over, or less, we can correct it later on, but I am very sure that the net acreage is correct.

Yours very truly,

EF:KLM

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

March 19th, 1928.

Mr. Ed. Fletcher,
920 Eighth Street,
San Diego, California.

Dear Sir:-

Will you kindly sent up to me the
Guarantee of Title on the Scholder property, and
oblige

Yours very truly,

H. W. Keller

HWK:D

March 20, 1928.

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, California.

My dear Mr. Keller:

Answering yours of the 19th, I enclose
herewith Certificate No. 75105, covering my one-sixth
interest in the Sholder property, which is explanatory.

In determining the acreage we have deducted
the roads that have been deeded to the county.

Please return this certificate.

Yours very truly,

EF:KLM

276141

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

March 22, 1928.

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

My dear Mr. Fletcher:-

I have delayed acknowledging your communication of March 17th with reference to the sale of my interest in the Scholder property so that I could check up the acreage. Our records show that by deed of conveyance to myself and Mr. Kerckhoff that there were 159.52 acres. That is what we paid for. I have had our engineers compute the area now that we are in possession of the Certificate of Title of the Southern Title & Trust Company and they verify that acreage. I was at a loss to understand how you arrived at the lesser acreage until receipt of your favor of March 20th wherein you now explain that you have deducted the acreage found in the roads that have been deeded to the County. You, of course, as a real estate man know that is not done. When you and Mr. Kerckhoff and myself acquired the property we bought the gross acreage and these same roads had been deeded out before our purchase. Consequently I think that following the practice Mr. Kerckhoff and myself are justified in selling you the land at the actual acreage which exists.

Yours very truly,

H. W. Keller

HWK/M

March 23, 1928

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, Calif.

Dear Mr. Keller:

Answering yours of the twenty-second, will say that I never purchased acres in my life, except on the basis of actual acreage for which a certificate of title could be furnished, unless specifically specified that I was to pay for acreage included in rights of way heretofore granted.

There is a difference of four and a half acres or \$335.

I have no desire to buy this property but am simply trying to clean things up. It has been running long enough.

I am perfectly willing to sell this property that I own there for \$75 and take it on the same terms that I offered you, ie: \$500 a year and 6% interest.

Please let me hear from you by return mail, and oblige.

Yours truly,

HF:AK

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

March 26, 1928.

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

My dear Fletcher:-

I have your favor of March 23rd in which you say (referring to the Scholder property) that never in your life did you buy a piece of land except upon the actual acreage contained in the property. My recollection is that you bought the Scholder lands for us and yourself at 159 acres, paying for it with the County roads included. The amount involved is not great and I feel you should take this property from us on the same basis that we took it from you, at least so far as the acreage is concerned. Can you not arrange to do so.

Yours very truly,

H. W. Keller

HWK/M

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

April 13th, 1928.

Mr. Ed. Fletcher,
920 Eighth Street,
San Diego, California.

My dear Fletcher:-

I have your favor of April 10th with relation to the sale of my interest in the Scholder property to you. My objection to selling the land on a net acreage basis is that you, acting as our agent, purchased the land upon the gross acreage basis and we paid for it on that basis and now on a resale you ask that the roads be deducted. The amount involved is not great but on principle I object to buying upon one basis and selling upon another. I am therefore returning your check and the contract. I am perfectly willing to sell to you at \$75.00 an acre upon the actual acreage I originally bought from you.

Yours very truly,

H. W. Keller

HWK/M

159.52
155.21

4.31

AGREEMENT FOR THE SALE OF REAL ESTATE

THIS INDENTURE, made and entered into this ^{1st} 17th day of ^{May} March, 1928, by and between H. W. KELLER, a married man, of the City of Los Angeles, California, hereinafter called the seller, and ED FLETCHER, a married man, of the City of San Diego, California, hereinafter called the buyer, WITNESSETH:

In Consideration of the premises and mutual covenants, promises and agreements on the part of the respective parties hereto to be promptly paid, kept and performed, the Seller agrees to sell and the buyer agrees to buy the following described real property situate in the County of San Diego, State of California, to-wit:

An undivided one-third interest in the Northeast Quarter of the Northeast Quarter of Section Twenty-three; Lot One in Section Thirteen; Lots Two, Three and Four and the Southwest Quarter of the Southeast Quarter of Section Fourteen, all in Township Eleven South, Range Two East, S.B.M., in the County of San Diego, State of California;

For the sum and purchase price of Three Thousand ^{nine} ~~eight~~ Hundred Eighty ^{ninety} ~~and~~ ³⁹⁸⁸ ~~25~~ /100 Dollars (~~\$3000.25~~) which buyer agrees to pay to seller herein in the following manner, to-wit:

Five Hundred Dollars (\$500) cash, the receipt of which is hereby acknowledged, and the further sums of Five Hundred Dollars (\$500.00) on or before the 17th day of each and every September and March hereafter until the balance of the purchase price shall have been fully and completely paid.

All deferred payments of the amounts thereon remaining unpaid from time to time shall bear interest at the rate of Six percent (6%) per annum, payable semi-annually after date hereof.

It is further agreed by the parties hereto that the Buyer

May 1st, 1928.

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, California.

My dear Keller:

Have just returned from a three weeks' trip East, and have decided to pay the difference. Enclosed find check for \$500.00, together with revised contract. I would much prefer to sell you all my land there that I own at \$75.00 an acre. I have between 300 and 400 acres.

Please sign and return one copy.

This is in answer to your letter of April 13th.

Yours very truly,

EF:KLM

upon payment of one-half of the total price shall be entitled to a deed upon giving back to the Seller a first mortgage upon the said premises to secure the balance of the purchase price.

Said Buyer agrees to pay all taxes of every kind and description which may become due next fall and thereafter, it being understood that seller shall pay the second half of the state and county taxes now a lien and going delinquent April 30th.

It is understood and agreed that the above described property is subject to all rights of way and easements of record.

Said Seller hereby agrees to furnish a certificate of title to be issued by the Southern Title & Trust Company of San Diego, California, showing title to his interest in the above described property to be free and clear of all encumbrances as of this date, excepting as above outlined.

Time is the essence of this agreement, and it is understood and agreed by and between the parties to this agreement, that upon any default or neglect on the part of the Buyer to make the above mentioned payments, or any of the above payments, after notice of thirty days from time of mailing said notice to the Buyer's address, this agreement shall be null and void, and any and all sums paid by the Buyer on this agreement shall become forfeited to the Seller, as rentals and liquidated damages for the non-fulfillment of this agreement and not as a penalty. Said Buyer shall forfeit all his right, title and interest to the above mentioned ^{property} ~~lot~~ by such default and neglect to make the above mentioned payments. In the event of the failure of the Buyer to pay the taxes which may be levied or become due as above specified the Seller reserves the right to pay said taxes and penalties and collect from Buyer, together with ten per cent interest of the amount advanced, and the failure to pay such taxes promptly when the same become due shall work a forfeiture of this contract.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

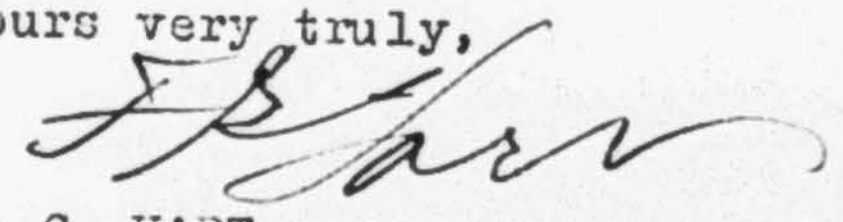
May 3rd, 1928.

Mr. Ed Fletcher,
920 Eighth Street,
San Diego, California.

Dear Sir:-

We acknowledge receipt of your favor of the 1st enclosing Contract in duplicate covering Mr. Keller's sale to you of his Undivided One-third Interest in the Scholder property, together with your check for \$500.00, payment on account under the terms of the Contract. We are returning to you herewith copy of the Contract duly executed by Mr. Keller.

Yours very truly,


F. G. HART.
Secretary.

FGH:D
Encl.

H. W. KELLER
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

DECEMBER
9 - 1930

Mr. Ed. Fletcher,
1020 Ninth Street,
San Diego, Calif.

My dear Fletcher:-

I have lately been in correspondence with the Canfield and McFadden Heirs and I find that they are willing to dispose of our remaining lands in the San Luis Rey Valley at reasonable prices. The properties do not bring in sufficient income under present conditions to warrant us holding them any longer. The property, to refresh your memory, consists of the Devine Forty, the Craig Forty, and the Eagler Twenty-four acre piece. I wish that you would look them over and advise me what they are worth at the present time.

Since the acquisition of a recreational area in Mendocino County we have little use for the Del Mar house and would like to dispose of that, as well as one lot on the beach, which I own. You are familiar with the property and I would like to have you advise what it should sell for, and would be glad to have you effect a sale on regular commission.

Awaiting your reply,

Yours very truly,



HWK/M

December Tenth,
1 9 3 0

Mr. H. W. Keller,
1104 Pacific Mutual Bldg.,
Los Angeles, Calif.

My dear Keller:

Answering yours of the ninth will say I know where
the Devine forty is in a general way but I have lost
track of the Craig forty and the Eagler twenty-four
acre piece.

You had better give me a legal description and I will
see what I can do.

Regarding your house at Del Mar, please make me a
price and I will dispose of it, if possible.

Yours very truly,

EF:ASK

H. W. KELLER
1104 PACIFIC MUTUAL BLDG.
LOS ANGELES, CALIF.

DECEMBER
12 -- 1930

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

My dear Fletcher:-

In reply to your favor of the 10th
instant, I attach hereto legal description of
the San Luis Rey Valley lands.

Yours very truly,

H. W. Keller

HWK/M
Encl.

101

DESCRIPTION OF MISSION RANCH - SAN DIEGO COUNTY.

Lot Six (6) of Section eight (8), EXCEPTING therefrom that portion thereof conveyed by Alfred Paden to James M. Griffin, September 11, 1886, by Deed recorded in Book 71, Page 2 of Deeds, described as follows:

Commencing at the Northeast corner of a forty (40) acre tract, being the southeast quarter of southeast quarter of Section eight (8), Township Eleven (11) South, Range Four (4) West, San Bernardino Meridian; running thence west ten (10) chains; thence south-easterly to a point three and one-half ($3\frac{1}{2}$) chains south of the point of commencement; thence north three and one-half chains to the point of commencement.

The north half of section sixteen (16), EXCEPTING therefrom that portion thereof conveyed by Oliver H. Borden to Ellen Jane Watson, July 15, 1898, by Deed recorded in Book 272, Page 280, of Deeds, described as follows:

Commencing at the northeast corner of Section Sixteen (16) in Township Eleven (11) south, Range four (4) West, San Bernardino Meridian, and from thence running south 87 rods; thence west one-half mile; thence south 20 rods; thence west 80 rods; thence north 20 rods; thence west 80 rods to the west line of said section; thence north 87 rods to the northwest corner of the aforesaid section; thence east to the place of commencement, containing one hundred eighty-four (184) acres, more or less.

The south half of section sixteen (16).

East half of northeast quarter of section seventeen (17), and the

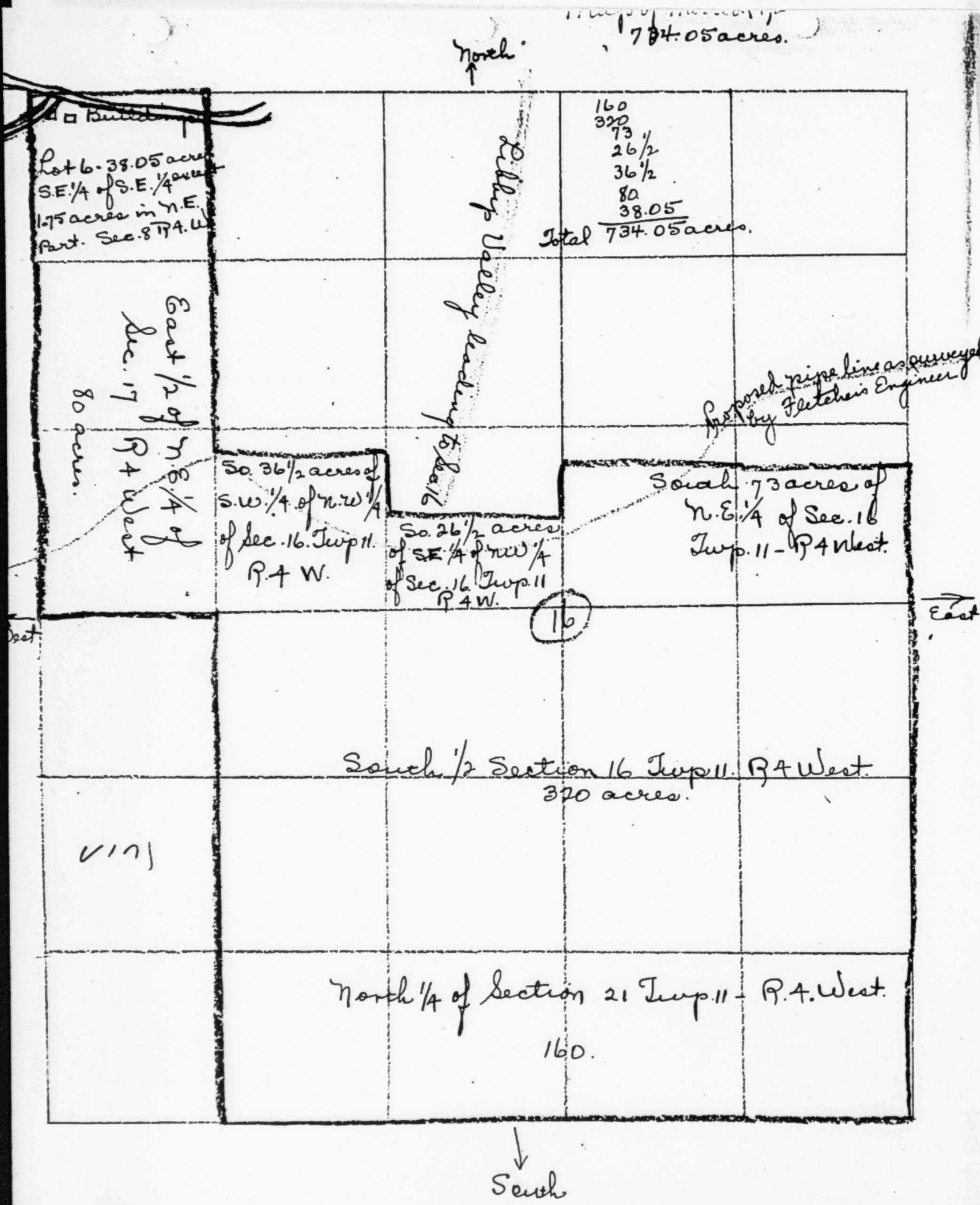
North half of the north half of section twenty-one (21).

All in Township Eleven (11) South, Range Four (4) West, San Bernardino Meridian, in the County of San Diego, State of California.

Mr. Fletcher:

Ed said this was a piece of property near the Old Mission and south of the river.

Check 1
10/11



H. W. HUGHES
 STATE PLANNING DIRECTOR, BEVERLY
 HOLM ANGELES, CALIF.

DECEMBER
 26 -- 1930

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

My dear Mr. Fletcher:-

I have not complied with the request contained in your favor of December 16th because I have been waiting, and am still waiting, for the Canfield Heirs to make up their minds what they would be willing to accept for the lands in the San Luis Rey Valley in which they have a one-third interest. The McFadden Heirs have said that they would accept as small a sum as \$6,000.00 for all the property. In other words, \$2,000.00 for their interest. I am hoping, however, that you will be able to do better than that. Just as soon as I hear from the Canfield Heirs I will inform you of the minimum price agreed upon.

So far as the Del Mar residence is concerned, I have decided to ask \$25,000.00 for the house and two lots with the expectation of accepting something less. In other words, if you can get an offer between \$20,000.00 and \$25,000.00 submit it. For Lot 14, Block 114, Del Mar Resubdivision No. 2, on the Beach I have placed a price of \$3500.00.

Handwritten signature

Wishing you the Compliments of the Season,

Sincerely yours,

H. W. Keller

HWK/M

H. W. KELLER
1104 PACIFIC STREET, BLDG.
LOS ANGELES, CAL.

FEBRUARY 2nd
1931

Mr. Ed. Fletcher,
1020 Ninth Street,
San Diego, Calif.

My dear Mr. Fletcher:-

On December 9th, and again on December 26th, I wrote you with reference to the San Luis Rey properties owned by myself and the Canfield and McFadden Estates, giving you full data and requesting that you advise us the market value of the properties at the present moment. I have heard from both of these Estates and they feel as I do, that the property should be disposed of rather than held. Will you kindly give me your best judgment as to the present value of those parcels.

Yours very truly,

H. W. Keller

HWK/M

*done - no
- 1007*

MR. W. KELLERS
110-1 PACIFIC MUTUAL BLDG.
LOS ANGELES, CAL.

M A R C H
11 th
1 9 3 1

Mr. Ed. Fletcher,
1020 Ninth Street,
San Diego, Calif.

My dear Mr. Fletcher:-

Previously I have called your attention to the lands owned by Keller-Canfield-McFadden in the San Luis Rey Valley, furnishing you with the legal description of the same. I have now heard from the McFadden and Canfield Estates and they are desirous of selling and place a valuation of \$2,000 on each one-third interest or \$6,000 for all the property, net to the owners. It occurs to me that the property is worth more than this and I would like to obtain its full market value. Will you endeavor to get someone to make us an offer on the property, and greatly oblige,

Yours very truly,

W. W. Kellers

HWK/M

March 13, 1931.

Bird:-

Bring in map showing the location of these three pieces of property and explain it all to me.

E. F.

EF/RC

12/12/30

Keller - Canfield - McFadden Lands in the
San Luis Rey Valley

check

DEVINE FORTY

The South-west quarter (SW $\frac{1}{4}$) of the Northwest
Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township
Eleven (11) South, Range Four (4) West, S. B. M.,
being in San Diego County, California.

CRAIG FORTY

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township
Eleven (11) South, Range Four (4) West, S. B. M.,
being in San Diego County, California.

EAGLER PIECE

Beginning at a point 330.0 feet North 5 $^{\circ}$ 33' W.
from the corner of Sections 7, 8, 17 & 18, Town-
ship 11, S., Range 4 W., S. B. M.; thence South
88 $^{\circ}$ 42' W. 1288.4 feet to a stake; thence N. 0 $^{\circ}$
37' E. 990.0 feet to a Redwood Post 4" x 4",
marked 1/16 on W face; thence N 89 $^{\circ}$ 15' E. 790.0
feet to a stake in center of road; thence along
center of road S. 28 $^{\circ}$ 45' E. 985.0 feet to a
stake; thence along center of road S. 5 $^{\circ}$ 33' E.
112.7 feet to a stake and point of beginning
containing in all 24.14 acres. Excepting and
reserving therefrom that portion thereof em-
braced within the lines of Pala and Los Angeles
County Roads, being in Section 7, Township 11
South, Range 4 West, San Bernardino Base Meridian.

MR. W. W. HICKLEBERG
1104 PACIFIC NATIONAL BUILDG.
LOS ANGELES, CAL.

M A R C H
27 th
1 9 3 1

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

My dear Mr. Fletcher:-

Replying to yours of March 13th, with relation
to the lands in the San Luis Rey Valley owned by McFadden-
Canfield-Keller, the title to the property is clear. I
believe that consent has been granted to the construction of
the Henshaw dam, but otherwise the property is clear.

You offer to buy the property if you can pay
for it in real estate contracts or trust deeds guaranteed by
yourself and wife. These estates, of course, will not
accept anything but first-class paper and the transaction
would have to be approved by the Probate Courts in the Counties
where the estates are being probated. You might let me have
a list of the contracts and trust deeds to which you refer.

Awaiting your reply,

Yours very truly,

H. W. Keller

HWK/M

*see
page*

La Mesa, Lemon Grove & Spring Valley Irrigation District

OFFICERS - DIRECTORS

JOSEPH LEVIKOW, LA MESA, NO. 1
VICE-PRESIDENT
R. M. LEVY, LA MESA, NO. 2
PRESIDENT
WM. H. WEST, LEMON GROVE, NO. 3
JOSEPH W. CLIFFORD, SPRING VALLEY, NO. 4
JOHN S. SCHRADER, EL CAJON, NO. 5
A. W. GROESBE, TREASURER
JAMES L. SQUIRE, ASSESSOR-COLLECTOR
PROPERTY DEPARTMENT
MANAGER

Phone Homeland 6-3251
4769 Spring Street
La Mesa, California
January 19, 1949

W. H. JENNINGS, ATTORNEY
PHONE HG-3395
M. J. SHELTON, GEN. MGR. AND
CHIEF ENGINEER
A. W. LIVETT, OFFICE ENGINEER
MARIAN S. RASMUSSEN,
CHIEF CLERK
CARL MEHL, DEPUTY COLLECTOR
MARGARET C. PENRY, SECRETARY
RAY PEARSON, SUPT.

Col. Ed Fletcher
1020 9th Avenue
San Diego 1, California

Dear Col. Fletcher:

You asked in your letter of January 14 for information regarding the daily net safe yield for Cuyamaca. There have been a number of engineering studies prepared over the years such as Lee, Longwell, Savage, and Bulletin No. 48 of the State of California. On page 369 of Savage's report dated March 13, 1923, mention is made of the net safe yield as follows:

"A study of the performance of Cuyamaca Reservoir for the 28 year period extending from October 1, 1894 to October 1, 1922 shows that the continuous maximum safe duty of the reservoir with a storage capacity of 11,595 acre feet is 0.9 m.g.d. or 1008 acre feet per season."

This net safe yield was based upon the use of Cuyamaca as a seasonal storage reservoir subject to extreme evaporation loss. Any net safe yield is arrived at by starting with a full reservoir and adding to it seasonal run-off and deducting diversions required in the system, during the driest part of the record. The minimum quantity of water available through such a cycle is referred to as the net safe yield. From records available in the above referred to engineering studies, as well as subsequent records maintained by the District, the U.S.G.S., and the State Engineer's office, it may be found that there has been an average run-off of 4,857 acre feet per year and a maximum of 18,010 acre feet. Present operation of Cuyamaca, and as recommended by the State Engineer in his Bulletin No. 48, results in conservation of considerable of that water which had been lost under the operation which resulted in the 0.9 m.g.d. safe yield. The result is that today's net safe yield of the reservoir would be considerably in excess of the 9/10ths, but I do not have such a figure available.

I hope the above will satisfactorily answer your question. If



Col. Ed Fletcher

1/19/49
Page 2

it does not, please feel free to call upon us and look over the reports which we have covering the subject.

Very truly yours,

M. J. Shelton
General Manager and Chief Engineer

LA MESA, LEMON GROVE AND
SPRING VALLEY IRRIGATION DISTRICT

MJS/mrh

San Diego, Aug. 21, 1952

Ed. Fletcher Company
1020 9th Ave
San Diego, California

Attention - Mr. Ed. Fletcher.

As requested I am submitting herein, to you additional cost figures as worked out, from the Financial Statement as contained in the Annual Report of the La Mesa, Lemon Grove and Spring Valley Irrigation District, for the years of 1948, 1949 and 1950.

Calculations herein are based on 1 cubic foot of water containing 7.48 gallons
Also 1 acre foot of water containing 325828.8 gallons

ANNUAL REPORT 1948

Water (Colorado River) purchased from the San Diego County Water Authority --- 9589.06 Acre feet
Water purchased from the Fletcher Well 234.12 " "
9823.18 " " 3,124,391,413 Gallons

Cost, Colorado River Water --- \$111351.57
" " " " Storage --- 15129.12
" " " " transportation 5772.51
\$132253.20

Cost of Fletcher Well Water 7615.79
Total Cost --- \$139868.99

Cost therefore per acre foot, all water purchased \$14.24

Regulating the cost of water produced, results as follows:
Colorado River water only, 9589.06 acre feet at \$13.79 per acre foot
Fletcher wells water 234.12 " " " \$32.52 " " "

Further, breaking down to lower categories from a basic cost of \$14.24 per acre foot, follows
Cost Per 1000 Gallons --- \$0.0437
" " 100 Cubic Feet \$0.0369

Regulating the cost further, to the respective sources from where acquired, follows:

First - Colorado River water at \$13.79 per acre foot = \$0.0423 Per 1000 Gallons.
Colorado River water at \$13.79 " " = \$0.03165 per 100 cubic feet.
Second - Fletcher wells water at \$32.52 per acre foot = \$0.099835 " 1000 Gallons
Fletcher wells water at \$32.52 " " = \$0.074676 " 100 Cubic Feet

Therefore from the above it will readily be seen that on the cost of 1000 gallon basis with storage, treatment and transportation included Fletcher wells water is 2.36 times greater than Colorado River Water

Going further into segregated costs we have
Colorado River Water --- \$111351.57 = \$11.6123 Per Acre Foot
do storage & treatment 15129.12 = 1.57774 " "
do transportation 5772.51 = 0.601989 " "
\$132253.20 \$13.792029 " "

It will be seen at once that Fletcher Wells water at \$32.52 per acre, and Colorado River water, after including cost of storage and treatment and transportation as shown directly above, 1. \$11.6123 cost per acre foot, that Fletcher Wells water costs 2.80 times more than that acquired from Colorado River

ANNUAL REPORT 1949

Water (Colorado River) purchased from the San Diego County water authority --- 4312.00 Acre feet
Water purchased from the Fletcher Well --- 213.02 " "
Total 4525.02 " " 1,474,381,837 Gallons
Diverted from El Monte Gravel Basin --- 0.0 " "
" " El Capitan --- 4407.24 " "
" " Murray --- 250.00 " "
" " terminal storage in
Grossmont, Helix, Eucalyptus, & Murray 59.04 " "
Total Production --- 9241.30 " " 3,011,081,689 Gallons
Delivered to Consumers --- 9053.30 " "
Distribution and Transportation Loss --- 188.00 " "
Percentage of Loss 2.034 = 61,255,814 Gallons

The percentage loss of 2.034% is a very favorable showing for operating the Irrigation District.

Cost of Colorado River water	4312.0 Acrefeet	\$54938.2
Storage and treatment Colorado River Water		8931.11
Transportation		0.0
		<u>\$63869.31</u>
Cost of Fletcher Well water		5733.64
Total Cost of Water purchased		69603.00

Cost therefore of all water purchased including storage and treatment		\$15.25 Per Acrefoot
Cost for the Year 1948 was		\$14.24 " " "

Segregating the cost of water purchased results as follows:

Colorado River water only, including storage and treatment of 4312.0 Acrefeet at cost of \$63869.31		\$14.81 Per Acrefoot
Cost for the Year 1948 was		\$13.79 " " "

Fletcher Well water 213.02 Acrefeet		\$24.0996 Per Acrefoot
Cost for the Year 1948 was		\$32.52 " " "

Colorado River water only, exclusive of storage and treatment (4312 Acrefeet) net transportation		\$12.74 Per Acrefoot
Cost for the Year 1948 was		\$13.79 " " "

Further breaking down to lower categories from a basic cost of \$15.25 per acrefoot

Cost of 1000 Gallons		\$0.0468
" " 100 Cubic feet		\$0.025

Colorado River Water only, including storage and treatment of 4312 acre feet at \$14.81 per acrefoot:

Cost of 1000 Gallons		\$0.04545
" " 100 Cubic feet		\$0.034

Segregating the cost further, to the respective sources from where acquired, follows:

FIRST. Colorado River water at 12.74 Per Acrefoot		= 0.0391 Per 1000 Gal's
" " " " " " "		= 0.0292 " 1000 Gal's
Second. Fletcher Wells water at 24.099 " " "		= 0.07396 " 1000 Gal's
" " " " " " "		= 0.0553 " 100 Cu. feet

Going further into segregated costs we have

Colorado River Water	\$54938.2	= 12.74 Per Acrefoot
" " " storage and treatment	8931.11	= 2.071 " " "
		<u>\$14.81 " " "</u>

ANNUAL REPORT - 1950

The annual report for the years 1948 and 1949 clearly disclose the source of where and by what method, water used by the irrigation district was acquired.

However there is a decided variance in the form of compiling the 1950 year report, in fact it is so stated in the initial page of the 1950 report, and goes on to state "It is hoped that these revisions will result in a more pleasing and understandable report not only to you, as the Board of Directors, but also to the general public who receive the Annual Report."

"Water delivered into the system amounted to 10928 acre feet, of which 6945 acre feet was Colorado River water. A total of 10012 acre feet of water was actually delivered to consumers. Distribution and transmission losses amounted to 8.39%." (The 1949 loss was 2.04%). The difference between water delivered into the system, and that sold, amounts to 916 acre feet. This loss of 916 acre feet taken on the basis of the duty of water, as itemized on Page 12, i.e. "Average Annual Water Used per Acre Serviced, gross (Acre Feet)" year 1938, 1.02 Acres; 1949, 0.84 Acres; 1950 0.94 Acres. Average for the above 3 year period is 0.93 1/2 acres, or the equivalent of covering 981 acres within the Irrigation Districts gross area. The duty of water under the Sweetwater system is about the same as the above figures show.

Splitting the 8.39% loss shows that 5.33% of Colorado River water was lost and 3.06% of the remaining 3983 acre feet also was lost. The report does not show the source of how or from whence the 3983 acre feet was obtained.

In quantity	5.33%	is	58246.24	acre feet	or	189782243	Gallons
"	"	"	3.06%	is	334.3968	"	"
						916.8592	"
						298739394	"

Operating statement ~~at~~ ^{on} page 15 shows ^{cost of} water purchases ^{and storage} as \$84664.61, for 6945 acre feet of Colorado River water, or at the rate of \$12.19 cost per acre foot. Also the operating statement shows Purification Expense as \$14615.81 or at the rate of \$2.10 per acre foot. Also the operating statement shows Transmission Expense as \$1095.96 or at the rate of \$0.1578 per acre foot.

Thus purchase cost	...	\$12.19	per acre foot
Purification Expense		2.10	" " "
Transmission		0.1578	" " "
Total		\$14.4478	" " "

On page 10, under the heading "OUR 1950 EXPENDITURES WERE FOR"; there is shown on the circular diagrammatic figure, PURCHASE OF WATER, 5.58%. On page 15 TOTAL DISBURSEMENTS are given as \$1,466,673.65

Since the purchase of water is shown to be \$84664.71 the reflected percentage should read 5.7725% ... 5.58% of disbursements should therefore be \$81840.39, a difference of \$2824.32. It might be that some small amount of water may have been purchased elsewhere, since that \$2824.32 is reflected under the heading "Purchase of Water" in the herein above referred to figure.

Other percentages also are slightly non-symmetrical

Respectfully submitted
Andrew Ervat
ANDREW ERVAT
Consulting Engineer



JOSEPH H. MACK
COUNTY SURVEYOR AND
ROAD COMMISSIONER

County of San Diego

OFFICE OF
COUNTY SURVEYOR AND ROAD COMMISSIONER

CIVIC CENTER

SAN DIEGO 1, CALIFORNIA

March 31, 1953

Steven
See me
after reading
PLEASE REFER TO
FILE NO. 14 85 & 33 79
Dad

Mr. Ed Fletcher
Ed Fletcher Company
1020 Ninth Avenue
San Diego 1, California

Alvarado Canyon Road Extension,
Road Surveys 473 and 1271

Dear Senator:

I am in receipt of your letter of March 26, 1953 stating your position with regard to rights of way for the Alvarado Road Extension.

You are perfectly correct in that you donated a 100 foot right of way two or three years ago through your property for this road, and that now the plans have been changed to make the right of way 160 feet wide, and have it a limited access highway.

The County's Master Plan of major highways has designated that this highway be made a limited access highway, which plan was adopted by the Board of Supervisors on April 1, 1952.

Mr. H. H. Howell (Grossmont Homes, Inc.) donated the necessary 160 foot right of way with access rights to the County for that section of the highway through his property, and we have also acquired the necessary rights of way through Mr. A. W. Wolford's property on the same basis.

With respect to the County reimbursing you for the right of way by constructing a frontage road: This proposition can only be decided where the cost of constructing frontage roads is compared with the cost of the right of way, as it is a matter of compensation for right of way.

It is true that for the past few years we have been forced to pay for some rights of way. I am enclosing

Mr. Ed Fletcher

-2-

March 31, 1953

herewith a copy of our last annual report which shows on page XXI that the County paid for 101 parcels out of 333 parcels acquired, and at the rate of 30 percent paid for against 70 percent donated. The cost of acquiring this right of way is shown on page 56 in the back of the report under financial transactions which shows that our right of way costs have been held to a bare minimum for the volume of work constructed throughout the County.

It has been proven throughout the State that on State Highways, where large volumes of traffic use a major highway, that the acquisition of access rights and the placing of entrance highways to expressways and to the freeway stabilizes the highway facilities for years to come, and that acquisition of such access rights does not depreciate the value of adjacent property but in fact has increased that value, due to the fact that people do not have to stop and cross a heavily traveled highway with fast traffic going by.

You have stated that in your opinion this highway would become an alternate U.S. 80. Present indications of the plans of the State Division of Highways do not substantiate this.

In the recent deficiency report of the Automotive Safety Foundation which contained detailed deficiency sheets for each section of the State Highway System, it is indicated that the State intends to relocate U.S. 80 south of the City of El Cajon between the curve east of the City and Grossmont.

They also indicate that Alvarado Canyon and Mission Valley road will become U.S. 80 and will be removed from El Cajon boulevard.

As you know it is against the policy of the State Highway Commission and the legislature to take any new highways into the State Highway System unless an equivalent mileage is removed from that system.

In order to better discuss the entire problem of rights of way, I would suggest that we have a meeting with

Mr. Ed Fletcher

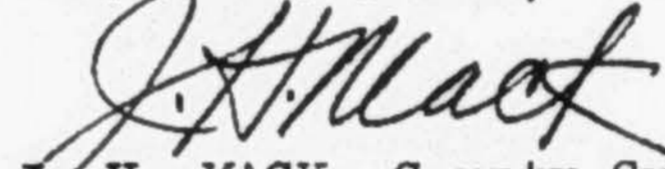
-3-

March 31, 1953

our Right of Way men and our Engineers so that the entire matter can be gone into in detail, and we can arrive at some firm decision in order to proceed in an orderly manner and within the limit of the County's finances to get this highway under construction as quickly as possible.

Will you please let me know when and where we can have such a meeting?

Very truly yours,


J. H. MACK, County Surveyor
and Road Commissioner

JHM:md

enclosure

Ed Fletcher Papers

1870-1955

MSS.81

Box: 14 Folder: 22

General Correspondence - Keller, H.W - 1912 - 1953



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