

H.M. CABLE
TOLLE

HERMAN M. CABLE

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

Fletcher to BELCHER, F.J., 12/5/22

CROGHAN, Herbert

Fletcher to Croghan, 7/3/22

Croghan to Fletcher, 7/3/22

CROUCH, Charles

Crouch to Fletcher, 6/30/22

Fletcher to Crouch, [2 letters] 6/29/22, 10/30/22

Crouch to First National Bank, 10/25/22

Fletcher to GOOD, C.L., 7/10/22

Fletcher to HAMMOND, C.R., [3 letters] 6/29/22, 7/3/22, 7/11/22

KERCKHOFF, William G.

Kerckhoff to Fletcher, 8/18/22

Fletcher to Kerchoff, [6 letters] 7/5/22, 8/21/22, 8/28/22,
11/23/22, 12/5/22, 12/11/22

Intercompany Fletcher note 10/31/22

ROYSTON, Ed

Fletcher to Royston, [10 letters] 7/13/22, 7/26/22, 8/17/22,
8/17/22, 8/30/22, 9/20/22, 10/6/22, 10/16/22, 10/24/22,
10/31/22

Royston to Fletcher, [3 letters] 8/1/22, 10/12/22, 10/20/22

Royston to Union Title Co., [2 letters] 8/23/22, 10/6/22

TOLLE, F.H., Manager

Tolle to Fletcher, [13 letters] 6/23/22, 6/29/22, 7/10/22,
7/10/22, 7/17/22, 8/2/22, 8/4/22, 8/11/22, 8/17/22,
8/19/22, 8/29/22, 9/21/22, 10/31/22

Fletcher to Tolle, [24 letters] 6/30/22, 6/30/22, 7/10/22,
7/11/22, 7/18/22, 7/19/22, 8/3/22, 8/3/22, 8/9/22,
8/12/22, 8/23/22, 8/28/22, 8/29/22, 9/12/22, 9/23/22,
10/10/22, 10/19/22, 10/23/22, 10/24/22, 10/30/22,
10/30/22, 11/16/22, 11/28/22, 12/19/22

UNION TITLE CO.

Union Co. to Fletcher, [2 letters] 10/6/22, 10/13/22,

Fletcher to Union Co., [9 letters] 7/13/22, 7/13/22, 8/2/22,
8/16/22, 8/29/22, 10/9/22, 10/9/22, 10/23/22, no date

Fletcher to UTLEY, H.S., 7/11/22

WAGNER, A.C. (WAGNER CO.)

Wagner to Fletcher, [2 letters] 8/25/22, 9/1/22,

Fletcher to Wagner, [3 letters] 8/29/22, 9/5/22, 11/28/22

WHITCOMB, W.B. (FIRST NATIONAL BANK)

Fletcher to Whitcomb, [2 letters] 7/11/22, 7/19/22

Whitcomb to Fletcher, 7/17/22

Fletcher to WHITE, F.M., 8/10/22

SAN DIEGO, CALIFORNIA, March 25, 1915.

Mr. F. H. Tolle,

Del Mar, Calif.

Dear Sir:

*Del Mar
Tolle?*

If any deal is made, what kind of a trade will you make, taking over the Hyer place on the corner in exchange for a tract of land at Carlsbad? The Hyer house alone originally cost \$5800. Then we paid you nearly \$1000 more for fixing it up. The furniture cost \$800 and the lot ought to be worth about \$2000, if it is worth anything, or a total investment of approximately \$9500.

I might consider a trade, in case we close the deal to sell the Carlsbad property.

Yours very truly,

F-S

OWNERS AND SUBDIVIDERS OF
DEL MAR TOWNSITE
CARLSBAD AND SOUTH
OCEANSIDE IRRIGATED
LEMON LANDS

SOUTH COAST LAND COMPANY
(INCORPORATED)
**MAIN OFFICE AT
DEL MAR, SAN DIEGO CO., CAL.**

OWNING AND OPERATING
STRATFORD INN AT DEL MAR
STRATFORD INN GARAGE
DEL MAR BATH HOUSE
AND PLUNGE
DEL MAR WATER, LIGHT
AND POWER CO.
OCEANSIDE MUTUAL
WATER CO.

July 3d, 1916.

February 23, 1917.

Mr. Ed. Fletcher,
San Diego, Calif.

Dear Sir:

We enclose herewith deed from our Company to yourself covering the warehouse site you have purchased at the north end of Del Mar. We have used our regular form of deed with the exception that we have made it possible to erect a warehouse as well as a residence on this property. We have also inserted a clause that this building shall be kept in such a state of repair that it will not be a public nuisance. Insofar as the building can be seen from the whole west slope of the Del Mar hills, it seems only fair that the owners of Del Mar property be protected against your successors in the future.

This will be our agreement to furnish you with a clear certificate of title upon demand, it being the understanding between us that this property is included with other property under the \$200,000 mortgage to the Pacific Mutual Life Insurance Co. We are charging the purchase price of this lot, to-wit: \$500.00 against our note to you for \$2,500, balance unpaid \$1,500. Kindly confirm if agreeable to you.

Trusting your venture may be a profitable one,

Very truly yours,

F. H. Tolle
Sec'y & Gen'l Manager

FHT-W
Enc.

Mr. F. H. Tolle,
Del Mar, Cal.

Dear Sir:-

Whenever it is convenient with you, mail me the easement for paved highway across Lots 814 and 815 Arden Heights No. 6.

I left the easement with your assistant my last day in Del Mar. It is improbable that I will be in Del Mar for some considerable time and hope to clear up the rights of way matters in the mean time.

Yours very truly,

Engineer Improvement District #3
924 - 8th St., San Diego, Cal.

E:K

San Diego, California,

March 10th, 1917.

Mr. F. H. Tolle,
Mgr Stratford Inn,
Del Mar, Calif.

Dear Sir:-

Herewith find deed for road right of way over Lots 814 and 815, practically the same as originally submitted to you. In your case I think it would have been wiser to have laid aside the preliminary agreement.

You will notice the one year reservation in case the road is not built. The deed will not of course be filed if the road district is not formed.

Thanking you for attending to this matter at your earliest convenience, I am,

Yours very truly,

TPE:K

Engineer
Road Improvement District #3.

May 18, 1917

Mr. F. H. Tolle,
Del Mar, Calif.

My dear Tolle:-

I am closing up the estimates and turning over the rights of way deeds in the near future and ask that you favor me at the earliest possible moment with a deed through the lot near the cement section house, with a notice about the change in the present location, setting forth that you wish the rights of way abandoned to be turned over to the South Coast Land Company upon acceptance of the rights of way given.

I am sorry to have to bother you for this deed when I know it is perfectly good, but I can't close the road matter until I have it.

It will be all right to refer to any easement by simply saying "As set forth on Road Survey Map No. 332 to be filed for record in the office of the County Surveyor, San Diego County, California".

I am enclosing map for your information.

Yours very truly,

TPE:K

Enclos.

OWNERS AND SUBDIVIDERS OF
DEL MAR TOWNSITE
CARLSBAD AND SOUTH
OCEANSIDE IRRIGATED
LEMON LANDS

SOUTH COAST LAND COMPANY
(INCORPORATED)
MAIN OFFICE AT
DEL MAR, SAN DIEGO CO., CAL.

June 11, 1917.

OWNING AND OPERATING
STRATFORD INN AT DEL MAR
STRATFORD INN GARAGE
DEL MAR BATH HOUSE
AND PLUNGE
DEL MAR WATER, LIGHT
AND POWER CO.
OCEANSIDE MUTUAL
WATER CO.

Mr. Thomas P. Ellis,
c/o Volcan Land & Water Co.,
920 - 8th St.,
San Diego, Calif.

My dear Ellis:

Enclosed herewith find deed for the San Dieguito Road District right of way in Arden Heights #6. I am getting the Pacific Mutual Life Insurance Co. to release their interest in this property of record, which will straighten everything out.

Kindly acknowledge receipt, and oblige,

Yours very truly,

J.H. Kelly
Secy. & General Manager

FHT/K
Enc.

San Diego, California, June 12, 1917

Mr. T. P. Ellis,
San Diego, Calif.

Dear Sir:-

It is perfectly satisfactory to me to give the County, free of charge, whenever a road is assured, a deed for a 50 foot right of way, 25 feet on either side of a center line, through my land in the Southwest quarter of the Northeast quarter of Section 32, Township 12 South, Range 2 West, S.B.M., said center line as delineated and set forth in Road Survey No. 332, San Diego County, and described as follows:

Beginning on the south line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 32, from whence the Southwest corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ bears west 299.1 feet;
Thence North 52° 58' East 57.69 feet;
Thence on a 68 ft. radius curve to the left 177.79 feet;
Thence south 83° 10' west 97.09 feet;
Thence on a 100 ft. radius curve to the right 96.86 feet;
Thence north 41° 20' west 142.68 feet to the west line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 32, from whence the said southwest corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ bears South 0° 54' east 287.5 feet;
Containing 7/10 of an acre more or less.

It is understood that a cattle pass be constructed in the vicinity of Station 870. I reserve the right to cut all timber on the above described right of way.

#267

OWNERS AND SUBDIVIDERS OF

SOUTH COAST LAND COMPANY

(INCORPORATED)

MAIN OFFICE AT

DEL MAR, SAN DIEGO CO., CAL.

OWNING AND OPERATING
STRATFORD INN AT DEL MAR
STRATFORD INN GARAGE
DEL MAR BATH HOUSE
AND PLUNGE
DEL MAR WATER, LIGHT
AND POWER CO.
OCEANSIDE MUTUAL
WATER CO.

DEL MAR TOWNSITE
CARLSBAD AND SOUTH
OCEANSIDE IRRIGATED
LEMON LANDS

June 12, 1917.

Mr. Thomas P. Ellis,
c/o Volcan Land & Water Co.,
920-8th St.,
San Diego, Calif.

My dear Ellis:

I enclose herewith deed for the San Dieguito Road District right of way in Arden Heights #6, which through an oversight, was not mailed to you yesterday.

Yours very truly,

J. H. Tolle
Secy. & General Manager

FHT/K

Enc.

19 September 1921

Mr. F. H. Tolle, Mgr.,
South Coast Land Co.,
712 Garland Bldg.,
Los Angeles, Calif.

My dear Mr. Tolle:

I had a conference with Mr. Hodges and Mr. Faulkner when here, and took them over the ground of the proposed San Elijo Irrigation District, as discussed between you and myself when you were here.

While they will make no commitment at the present time, they made no objection to the plan you and I agreed on. The quicker we start the formation of the district, the better. Mr. Hodges states that he sees no reason why the district should not embrace easily 3,000 or 4,000 acres.

They agreed with us that the thing to do would be to leave Encinitas and the Cardiff Irrigation District out, and let them petition in later on. I enclose legal description of the proposed district as outlined when here. I see no reason why you cannot immediately circulate the petitions, after receiving Mr. Stevens' approval as to form. It will take two or three months to whip this into shape, before the supervisors will be called upon to establish the boundaries of the district, and by that time we should know what the Santa Fe Company will do, if anything, toward the sale of water and financing the construction of the distributing line.

My personal opinion is that we should enlarge the district to take in all the mesa lands that were included in the original district, even tho we had to pump, because the higher mesa lands east of Encinitas and Leucadia, are more near frostless, and will stand a higher rate for water than even the lands on the coast for the growth of winter vegetables. However, they can petition in at an early date, if desired.

19 September 1921

Mr. F. H. Tolle, Mgr.,
South Coast Land Co.,
712 Garland Bldg.,
Los Angeles, Calif.

My dear Mr. Tolle:

I had a conference with Mr. Hodges and Mr. Faulkner when here, and took them over the ground of the proposed San Luis Rey Irrigation District, as discussed between you and myself when you were here.

While they will make no commitment at the present time, they approved the plan you and I agreed on, and that the quicker we start the formation of the district, the better, and Mr. Hodges states that he sees no reason why the district should not embrace easily 3,000 or 4,000 acres.

They agreed with us that the thing to do would be to leave Encinitas and the Cardiff Irrigation District out, and let them petition in later on. I enclose legal description of the proposed district as outlined when here. I see no reason why you cannot immediately circulate the petitions, after receiving Mr. Stevens' assent to form. It will take two or three months to whip this into shape, before the supervisors will be called upon to establish the boundaries of the district, and by that time we should know what the Santa Fe Company will do, if anything, toward the sale of water and financing the construction of the distributing line.

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SOUTH COAST LAND COMPANY

LOS ANGELES, CALIF SEPT. 21st, 1921

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

My dear Mr. Fletcher:

Upon my return from Del Mar with Mr. Kerckhoff, I find your letter of the 19th inst., with boundary descriptions of the new district.

I have already the blank petition from Mr. Stevens' office and will have them rewritten and begin to get signatures at once.

You will remember, Mr. King was to also send me an ownership map brought down to date, and showing also the small ownerships at North Leucadia, and which did not appear on the blue line prints we have.

Have you any objection to the name "Ocean View Irrigation District"? I think it would mean a little more to the average person than "San Elijo", especially the strangers who might want to be near the Ocean.

I quite agree with you that the Highlands should also come in at a later date by petition, if Mr. Hodges is willing to spare the water for them.

With best regards, I remain

Yours very truly,

F. H. TOLLE

Sec'y & Gen'l Mgr.

FHT-K

Original to Mr. Hodges

Page Two

Mr. Stevens and Mr. Treanor will be here today, and I will take the matter up with them, but my suggestion is that you get busy getting your petitions signed up, and I will do what I can to help the good work along when the time comes where I can be of service.

Yours very sincerely,

EF:KIM

cc- Mr. Korokhoff
Mr. Treanor
Mr. C. Henshaw

58

118

Mr. Stevens and Mr. Treanor will be here today, and I will take the matter up with them, but my suggestion is that you get busy getting your petitions signed up, and I will do what I can to help the good work along when the time comes where I can be of service.

Yours very sincerely,

cc- Mr. Korokhoff
Mr. Treanor
Mr. C. Henshaw

58

SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

LOS ANGELES, CAL. September 21st, 1921.

PHONES } BROADWAY 5395
 } 14534

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

My dear Mr. Fletcher:

Upon my return from Del Mar with Mr. Kerckhoff, I find your letter of the 19th inst., with boundary descriptions of the new district.

I have already the blank petition from Mr. Stevens' office and will have them rewritten and begin to get signatures at once.

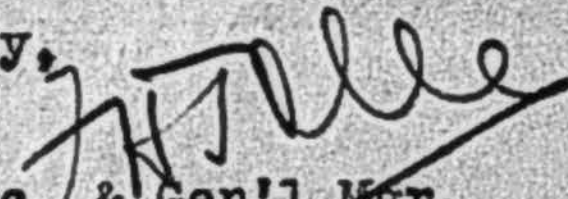
You will remember, Mr. Kings was to also send me an ownership map brought down to date, and showing also the small ownerships at North Leucadia, and which did not appear on the blue line prints we have.

Have you any objection to the name "Ocean View Irrigation District"? I think it would mean a little more to the average person than "San Elijo", especially the strangers who might want to be near the Ocean.

I quite agree with you that the Highlands should also come in at a later date by petition, if Mr. Hodges is willing to spare the water for them.

With best regards, I remain,

Yours very truly,


Sec. & Gen'l Mgr.

FHT-K

September 27, 1921.

Mr. F. H. Tolle,
Secretary and General Manager,
South Coast Land Company,
712 Garland Building,
740 South Broadway,
Los Angeles, California.

My dear Mr. Tolle:

I am returning herewith the blue print which you so kindly loaned me showing Lot 10 and Lot 7 in Section 33, Township 12 South, Range 4 West, S.B.M. I have searched diligently to find some authorization for the method used in plating these two lots on your map but I can find none.

I finally went to the Southern Title Company since their name was on the map and found the man who made the search and ordered the map made years ago and he admitted the map was wrong. I have carefully checked all available Government notes and believe that my former description would have been sufficient, however, in order to make the thing absolutely secure and beyond a question I have rewritten the description of the boundary of the proposed district and reworded portions of it. The change in wording at the point you called my attention to is purely a technical one and is in effect the same as the original description, but I believe is a change for the better.

Mr. Fletcher wished a slight change in the boundary of the district on the east to include eighty acres of land not formerly included. I have therefore rewritten the entire description and I am inclosing a copy of the revised boundary with this letter and will ask you to kindly destroy the copy which you now hold so as to avoid any possibility of mixing the two.

You will note I have changed the name from the San Elijo Irrigation District to the OceanView District in accordance with instructions from Colonel Fletcher.

I am unfortunately unable to send you a map showing the ownerships at this time but expect to get the prints from this map in the course of the next day or two. You can rest assured, I will forward you the six copies you requested at the earliest possible moment.

Yours very truly,

FHT:MB

F. H. Kings.

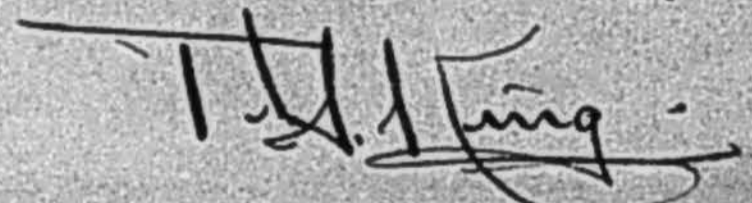
San Diego, California
September 28, 1921.

Colonel Fletcher,

Dear Sir:

Attached hereto is a copy of letter
sent to Mr. Tolle which is explanatory.

Yours respectfully,



T. H. King.

THK:ME

October 3, 1921

Mr. F. H. Tolle, Gen'l Mngr.,
South Coast Land Company,
Los Angeles, Calif.

My dear Mr. Tolle:

Answering yours of September 21st,
don't you think under all the circumstances, we had
better change the name to "San Dieguito Irrigation
District?"

Yours very sincerely,

EF:KLM

SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. October 7th, 1921.

Mr. Ed Fletcher,
San Diego, California.

My dear Mr. Fletcher:

Beg to enclose you herewith a petition for the new San Dieguito Irrigation District, to be executed by yourself personally, by the Fletcher-Simens Investment Company, and if you can get Frank Cullen in the office (Phone Main 969) have him sign also.

Stevens says it is advisable to have all signatures acknowledged before a Notary, and to have the description of the real property owned set opposite the signatures. For that reason would suggest that you have your stenographer copy the description of the properties owned by the above parties on the blank sheets at the back of the petition, which she can extract from the binder.

I expect to be in Del Mar and San Diego Sunday and Monday, but am sending these ahead to you so that your office can prepare your descriptions and also get in Mr. Cullen's descriptions, and have them typed in plenty of time.

I enclose herewith a copy showing the exact description of the Fletcher-Simens undivided one-half interest at Batonville, which may save you some trouble.

Will see you Monday or Tuesday.

Yours very truly,

F. H. Tolle
Sec. & Gen'l Mgr.

FHT-K

SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. November 3rd, 1921.

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

My dear Mr. Fletcher:

We are having a little trouble running down the addresses of some fifteen or twenty old lot owners at Leucadia. We should at least procure a few of these to bring up our number of names to the proper amount. Mr. Cullen is helping us trace these back, and in the meanwhile I wondered how you were getting along with your people.

With kindest regards, I remain,

Yours very truly,

F. H. Tolle
Sec. & Gen'l Mgr.

FHT-K

November 4, 1921

South Coast Land Company,
Three Star Building,
Beverly Hills, California.

Attention Mr. Tolle, Mgr.

Gentlemen:

Enclosed find statements of expense account
in the matter of the new district, also copy of
Mr. Hodges's letter, which is explanatory.

Kindly send us a check for the amounts -
\$114.61 and \$28.82.

Mr. Hodges felt as it has cost them
\$12,000 or \$15,000 for what they have done for the
district that someone else should stand part of the
expense.

Yours very truly,

EF:KLM

November 5, 1921

Mr. F. H. Tolle, Mgr.,
South Coast Land Company,
712 Garland Building,
Los Angeles, California.

My dear Mr. Tolle:

Answering yours of the 3d, will say
I have been in Arizona a week and four days in San
Francisco. Have done nothing but send the petitions
out to non-residents, but whether they sign or not,
they are not going to protest. It is up to us to
hurry up and file our petition for the district, in
my opinion.

When will I see you again?

Yours sincerely,

RF:KLM

SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. November 9th, 1921.

Mr. Ed Fletcher,
San Diego, California.

My dear Mr. Fletcher:

Replying to your favor of the 5th inst., in regard to the Irrigation District, will say that I will probably not be down the Coast until Sunday, and will get in touch with you as soon as I get there.

I hope Mr. Cullen is making some headway with the addresses of the old Leucadia owners. In the meanwhile you were to see a certain list of local acreage owners with whom you were to deal personally, if they did not care to sign up. This list was in addition to the non-residents to whom you sent the petition to be signed. We, of course, need the signatures of the non-residents also when we file our petitions, so if you could jog them up by letter so that the matter will not be overlooked or delayed by them, it would be a very good thing.

Like you, I believe that we should get our petition filed with the Supervisors at the earliest possible moment, but there is no use doing this until we have attached to our petition a majority of the holders of title. If you would see Mr. Cullen, or have your office phone him, it might help a little.

Very truly yours,

F. H. Tolle
Sec. & Gen'l Mgr.

FHT-X

December 5, 1921

South Coast
Mr. F. H. Tolle, Mgr.,
South Coast Land Company,
Los Angeles, California.

My dear Tolle:

Enclosed find petition, and letter, *all of*
which is explanatory.

Yours very truly,

EP:KIM

June 29, 1912

South Coast Land Co.,
Los Angeles, Cal.

Gentlemen:

Regarding San Luis Rey options acquired by Mr. Henshaw, the Coats property includes 133 acres, the purchase price being \$145. per acre; terms of payment \$7500. down on or before July 15th. Balance \$3000. every six months until paid; 7% interest. Possession, October 1st, 1912. Enclosed find map of property.

Craig Property: 270 acres at \$75. an acre, one half down on or before July 15th. Balance one and two years. 7% interest. Possession November 1st, 1912.

McClung option: Mr. Henshaw allowed this to expire. 37 acres, \$8500.

Connell option: 72 acres; price \$14,400. (Look at the San Luis Rey map made by Post and you will see the legal description) \$5000. down; balance one and two years 6% interest. I think this price can be reduced \$500. to \$1000. Mr. Henshaw verbally authorized me to dispose of this property, reserving the riparian rights, rights of way etc., giving me authority to sell same at cost if I had to do so. In case same was sold at a profit above the usual commission, then he was to have half the profits; the understanding being that this only applies up

January
Twenty-Third
1922

Mr. Wm. G. Kerckhoff,
801 Garland Building,
Los Angeles, Calif.

My dear Mr. Kerckhoff:

Inclosed find copy of letter I received from Mr. McClure.

I think I wrote Mr. Tolle along the same lines. However, Mr. McClure came down here Tuesday, and I prevailed upon him to o.k. the District with the Board of Supervisors, and as he was leaving Tuesday night for Washington for the Colorado River Conference with Hoover, I asked him to send the official report to Sacramento, and have it forwarded immediately, which he said he would do.

Inclosed find copy of his report, all of which is explanatory and confidential, and I hope it turns out all right.

Yours very truly,

EF:AH

cc--Mr. Tolle

to the time he is compelled to make the first payment, in which case other arrangements will have to be made. In other words, you will have to put up the first payment when it becomes due.

These are the only properties that he has instructed me to take options on, or I have advised since you instructed me to take the Pico and Foss options.

Very truly yours,

E.P.K.

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES { BROADWAY 5395
14534

LOS ANGELES, CAL. January 25th, 1922.

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

My dear Mr. Fletcher:

I suppose you have received a copy of the letter report sent by Mr. McClure, the State Engineer, to the Board of Supervisors, approving the proposed district and recommending that they form the district.

I am to see Mr. Stevens tomorrow, with a view of immediately taking the necessary steps in preparing the resolutions etc., for the Board of Supervisors.

At their first regular meeting, after receiving the State Engineer's report, they are to set a date for a final hearing on the proposition.

With best wishes, I remain,

Yours very truly,

F. H. Tolle
Sec. & Gen'l Mgr.

FHT°K

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES { BROADWAY 5395
14534

LOS ANGELES, CAL. February 1st, 1922.

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

My dear Mr. Fletcher:

The Board of Supervisors has set eleven o'clock A. M., Tuesday, the 7th of February, as the date for final hearing on the San Dieguito Irrigation District matter. I anticipate no difficulty at all, and will have Mr. Stevens have all his resolutions organizing the district and calling the election ready for that date.

As you probably know, in the petition we ask that the district be divided into three sections and three directors only be elected at large. This is far less cumbersome than having five directors. The Board should, on next Tuesday, approve the district and its boundaries, and call this election for directors, at which time the people also vote "Yes" or "No" on the proposed district, and I expect it to be unanimous.

The next step is to let Cardiff and Encinitas come in with us before voting bonds.

I have also talked with Mr. Kerckhoff in regard to the size of the pipeline to be built. It would be a shame to build a small pipeline and then about the time it is completed want to take in the several thousand acres to the east and north. I think it would be well for you to give some thought to this question also.

Very truly yours,

F. H. Tolle
Sec. & Gen'l Mgr.

FHT°K

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. April 8th, 1922.

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

Dear Mr. Fletcher:

I suppose Mr. Batchelder has told you that after a great deal of red tape subsequent to the meeting of the Board of Directors on May 27th, when they declared the San Dieguito Irrigation District duly organized and the various officers elected, we have procured the surety bonds for the Directors, had them approved by the Superior Court in your County and recorded, and that on last Tuesday the Board of Directors met and elected W. H. Schaaf, President, and Mrs. Coutts, Secretary, and that for the time being they have fixed the office of the District at Mrs. Coutts' residence. Later, of course, they will have to have an office ~~more~~ centrally located, and probably a permanent Secretary with considerable business experience.

The question which is before us now is, shall we go ahead and vote the bonds with our small 2400 acre district, letting Cardiff and Encinitas consolidate with us simultaneously, in order ^{not} to delay the bond elections.

In order to do this, we must have the approval of Mr. McClure and the Bonding Commission, and before taking this matter up, we will have to have some arrangements worked out with the Santa Fe, so that we will know the amount of water, the rates to be charged by them, and the general terms of the contract. This, as you know, we will be unable to get until after the middle of the month some time, and besides, there are the other questions involved in regard to the enlargement of the District, with which you are familiar. I am assuming that these matters with the Santa Fe will not involve any serious difficulties, but only the necessary delays on their part in regard to their internal plans, which, of course, cannot be avoided.

This letter is to let you know the condition of affairs, as the San Dieguito Irrigation District is now complete, with its decks stripped and ready for action.

With best personal regards, and trusting you will not overlook any opportunity to help at your end, I remain,

Yours very truly,

F. H. Tolle

FHT:K

P.S. The Board have an adjourned meeting next Tuesday & if Mr. King's approval will try to go down & have them appoint King to establish line of pipeline.

There is no use having estimates of cost until we know size of pipeline which depends on Santa Fe.

April 10, 1922.

Mr. F. H. Tolle, Mgr.,
South Coast Land Co.,
912 Garland Bldg.,
Los Angeles, Calif.

My dear Mr. Tolle:

Answering yours of the 8th, will say I have had two conferences with Mr. Faulkner and one with Mr. Hodges regarding the status of the water company and the matter of sale of water to the district. Nothing can be done until Mr. Engel gets here. He arrives next Thursday, and it will be a few days before the question will be finally determined.

I am plugging for an immediate bond issue of the San Dieguito Irrigation District and quick results, and let Cardiff come in later on. I have recommended this plan to Mr. Hodges and Mr. Faulkner, and I believe it will work out unless the state engineer cannot find the necessary valuation, in which case, we will have to take a six months' delay and annex the Cardiff District anyway, and possibly Encinitas.

If Mr. King is appointed I agree with you he should only be nominally at the head of it, and that we should follow out Mr. Lippincott's ideas in every particular. This is satisfactory I believe to all of us. But there is no use in hurting Mr. Lippincott's feelings if we can avoid it.

Yours very truly,

EF:AH

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. April 14th, 1922.

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

Dear Mr. Fletcher:

Replying to your favor about the San Dieguito Irrigation District.

I sincerely hope that the Santa Fe matters will be arranged without much delay, as I believe this is the only thing that will hold up our progress. As soon as we know what the Santa Fe will do, and as soon as Mr. Kerckhoff gives definite decision on the Cardiff consolidation, concerning which, I think, there should be no question at all, we are ready to go ahead. I do not think the Cardiff consolidation will take six weeks at the outside.

A new law was passed by the 1921 legislature, outlining the consolidation of two districts as follows:

The Board of Directors of each district each make their favorable report to the State Engineer, who thereupon investigates the matter and renders to each of them his opinion, either favorable or unfavorable. If favorable, the Directors of each district make a formal order recommending the consolidation, and call a special election, which requires three weeks' publication. If the election is successful, each Board then declares the two districts consolidated under the name selected beforehand.

Provision is also made for apportioning the debts of the respective districts. In the case of Cardiff, I think there is no question that the old Cardiff debts could be apportioned exclusively against the land within the original Cardiff district, As you know, these debts amount to about \$12,000, but in my opinion their assets and delinquent taxes, pumping site, pumping plant and main transmission from Encinitas to Cardiff, more than offset this. The delinquent taxes alone are about \$13,000, I understand. With water assured for Cardiff, these back taxes are as good as gold. The majority of the people will pay them, and those that are not paid will be realized on by tax sale of property, which will then have plenty of value back of it.

No. 2.

It is also my understanding that the election for consolidation ^{must} also be re-submitted to the people, the new Directors to be voted upon. For this reason alone, I think it is advisable, as the district is now constituted, to get Mr. McClure's approval of a bond issue large enough to cover the cost of a pipeline sufficient in size to take care of the district with Cardiff and Encinitas annexed, and then immediately hold the bond election in the district as now constituted. It would carry unanimously and without any delay or hitch at all. In the meanwhile Cardiff and Encinitas could be making arrangements to come in with us, but in case of a hitch with either of them, we would be assured of our bond having been legally carried and ready to be issued, and pipeline work ready to start.

Referring to the last paragraph in your letter of April 10th, I think you misunderstood me about King and Lippincott. If King is appointed he should be the responsible head of the work. In this Mr. Kerckhoff agrees with me, but, as you suggest, we do not wish to hurt Mr. Lippincott's feelings, if we can avoid it. ~~Whereas, as you suggest, we would not want to offend Mr. Lippincott,~~ it would simply be a matter of policy in connection with our negotiations with Mr. McClure, and also, of course, the economy involved, which will be necessary at this early stage.

With kindest regards, I remain,

Very truly yours,

FHT*K

F. H. Tolle
Sec. & Gen'l Mgr.

April 15, 1922

Mr. F. H. Tolle,
So. Coast Land Company,
712 Garland Building,
Los Angeles, Calif.

My dear Tolle:

Answering yours of the 14th, will say that I have definite information that everything is going ahead and probably the Santa Fe will be ready to talk this coming week with you.

My personal opinion is that it is going to be a good deal harder to get over a bond issue of sufficient size without taking in the Cardiff District, on account of not having sufficient valuation to satisfy the state engineer. There is no harm in trying, however, and this matter should be taken up with the state engineer at an early date. I will wire him today and find out when he is going to be south so we can have a conference in Los Angeles. It may be the advisable thing to do to annex the Cardiff immediately if we are dead sure they will come thru, and that will give us sufficient valuation to warrant a bond election of sufficient size to cover the cost of the proper size pipe line, including Encinitas.

King is a big enough man to be the responsible head of the district, is right on the job, quick on the trigger and I do not believe Lippincott's feelings would be hurt if he were appointed, particularly as I feel sure King would carry out Lippincott's ideas in the matter.

Yours sincerely,

EP:KLM

April 24, 1922.

Mr. F. H. Tolle, Sec. & Gen'l Mgr.,
South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

My dear Mr. Tolle:

The state engineer was here yesterday and today, and we went over the San Dieguito project. Under the new California irrigation district laws as amended, in Bulletin No. 1 - 1921, on Pages 32 to 54, you will see that no bond election can be called without the approval of the State Bonding Commission and state engineer. It will be impossible for us to issue four or five hundred thousand dollars worth of bonds on our present district. In order to get the value, we must first have the Cardiff Irrigation District annexed to the San Dieguito Irrigation District, and Mr. McClure privately told me that he thought that would give sufficient value to warrant a bond issue of around \$350,000 or \$400,000, which I understand is sufficient to build the distribution system.

Steps should be taken to have the Cardiff Irrigation District annexed immediately in the opinion of the state engineer, if you intend to have a bond issue of sufficient size to build the distribution system.

Yours very truly,

EP:AM

cc--Mr. Kerckhoff
Mr. Hodges
Mr. Faulkner
Mr. Treaner
Mr. Henshaw

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. April 26th, 1922.

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

IN RE SAN DIEGUITO IRRIGATION DISTRICT.

My dear Mr. Fletcher:

We have your favor of the 24th inst. We were aware of the fact that we must have the approval of the State Bonding Commission before calling a bond election. In fact, last summer Mr. Furlong went over the lands. We have not at any time contemplated a bond issue so large as \$400,000 or \$500,000. It will probably be under \$350,000.

We agree with you that Cardiff should be in, and have been ready to go ahead with this consolidation matter for the past three weeks, as have the Cardiff people. We are only awaiting a definite decision from Mr. Kerckhoff before proceeding.

The State Bonding Commission and the State Engineer will also have to be satisfied with the water contract.

Our Company has gone to a great deal of expense, and I personally have gone to a great deal of effort and trouble in organizing the new Irrigation District. Personally, I think we should be very foolish to go any further with this matter, especially to the extent of consolidating with Cardiff, until the water question is settled. At the proposed price of 5¢ per thousand gallons, the water will cost the consumers 8 2/3¢ per thousand gallons, not counting provisions for sinking funds on the bonds, which will probably be about \$50.00 per acre per annum. This will be a very heavy burden for the farmers to carry. In addition, the cost of interior pipelines and flumes for the distributing of the water on their own lands, which are very hilly and rolling, will add to their troubles.

From my past six or seven years' experience in farming and water matters at Carlsbad, I know there is a limit beyond which it is unsafe to go. The country is not yet established and never in the world will we, yourselves, the Santa Fe, or other interested persons, be able to bring in an intelligent, prosperous class of settlers if conditions are made too hard for them at the beginning. The only class of

No. 2. E. F.

people that it will be possible to locate there will be the lost nerves and failures in other localities, who have everything to gain and nothing to lose. This is a condition we have had to continually fight off at Carlsbad, and it will be a great mistake for all of us if, with our eyes open, we deliberately create such a condition, only in a more aggravated form, in this new project.

Mr. Kerckhoff is meeting with Mr. Engel and Mr. Hodges in regard to water matters. I sincerely hope that everything will be arranged satisfactorily and quickly.

With best wishes, I remain,

Very truly yours,

FHT°K

F. H. Tolle
Sec. & Gen'l Mgr.

FEDERAL TELEGRAPH COMPANY

R. P. SCHWEIN, Pres.



RADIOGRAM

THE FEDERAL TELEGRAPH COMPANY transmits and delivers this message subject to the terms and conditions printed on the back of this blank.

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RECEIVER'S NO.	TIME FILED	CHECK	INDICATE BY	X	RATE DESIRED
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Send the following message, subject to the terms and conditions printed on the back hereof, which are hereby agreed to.

Date Filed May 15, 1922 192

Mr. F. H. Tolle,
South Coast Land Company,
712 Garland Bldg.,
Los Angeles, Calif.

Mr. Hodges says let San Dieguito Irrigation District retain its name Satisfactory to him

ED FLETCHER

Chg Fletcher Co.

May 23, 1922.

Mr. F. H. Tolle,
c/o South Coast Land Co.,
912 Garland Building,
Los Angeles, Calif.

My dear Mr. Tolle:

Please mail to Mr. McClure a list of the directors and the information that he asked for in his last letter to me.

Yours very truly,

EF:AH

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SECY AND GEN. MGR.

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES BROADWAY 5395
14854

LOS ANGELES, CAL. May 24th, 1922.

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

My dear Mr. Fletcher:

Replying to your favor of the 23rd inst., will say that the District at their last meeting took formal action in regard to the matters that Mr. McClure wanted to know about, and he now has all the data he needs. At the same time, they passed a resolution of intention to consolidate with Cardiff and the Cardiff Directors did the same, certified copies from both Districts being mailed to Mr. McClure, as he must approve the matter and give his permission as to the consolidation election, which we trust will be forthcoming without delay.

Mr. King is working out the exact legal description of the Cardiff boundaries, as when the State Engineer gives his permission to hold the bond election, he must also set out the detailed legal description of the exterior boundaries of the proposed consolidated district, at the same time dividing the district into five divisions properly described.

Mr. King is sending this information direct to Mr. McClure to use in connection with the above matters.

With best regards, I remain,

Yours very truly,

FHT*K

F. H. Tolle
Sec. & Gen'l Mgr.

280-25
SOUTH COAST LAND COMPANY

(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

LOS ANGELES, CAL. December 23rd, 1921.

PHONES | BROADWAY 5395
| 14534

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

Dear Mr. Fletcher:

Herewith copy of letter to Mr. W. F. McClure,
State Engineer.

As you know, so soon as the Board of Supervisors have had the petition presented to them, on the 3rd day of January, they have two weeks in which to investigate the matter and hear all sides of it, and to determine if petition, publication etc., have been made according to law. If the matter is decided favorably by the Board of Supervisors, they then to submit same to the State Engineer for a preliminary investigation and report. The State Engineer has ninety days within which to report. So soon as the Board of Supervisors are ready, it is my plan to have all the completed data in Mr. McClure's hands, so that he can take quick and favorable action upon the matter, if he sees fit, and to this end I think it would be well if you also keep in touch with him about this, with the view of hurrying the matter along after the first of January.

If we can get prompt action from the Board of Supervisors and from the State Engineer, we should allow not over from thirty to sixty days for Cardiff and Encinitas to come in, if they want to.

No matter which way these two localities decide, we would then be in a position to hold a bond election some time in April, and the minute the election returns are counted, we would be in a position to let the contracts for the building of the pipelines, assuming that we could have all of our plans and specifications ready by that time, and assuming that by that time a proper contract will have been threshed out by the Santa Fe and ready for execution. My idea is that construction work on the pipeline should start by the first of May, and if separate contracts be let in separate sections, if feasible and economical, I think that we should have water on the south half of the district by September, and on all of it by the first of November, or maybe sooner.


On the other hand, if we could go ahead and vote bonds and let Cardiff and Encinitas come in after the bonds are

No. 2.

voted, making the issue large enough to cover a pipeline to take care of their additional acreage, we would save at least two months' time, which would mean that we could start construction on the pipeline perhaps early in March.

These above dates are all predicated upon our not losing a day's time with the State, or with the Board of Supervisors, and we all have to see to that.

Very truly yours,


Sec. & Gen'l Mgr.

FHT-K

December 23rd, 1921.

Mr. W. F. McClure,
State Engineer,
Sacramento, California.

My dear Mr. McClure:

Enclosed you herewith a copy of the "Petition Proposing the organization of an Irrigation District, in the County of San Diego, State of California, under the name of 'San Dieguito Irrigation District'", the original of which is to be presented to the Board of Supervisors of said County on the 3rd day of January, 1922. This copy of the petition is sent to you for filing in your office, as required by law.

The writer is under the impression that Mr. Ed Fletcher of San Diego has talked with you about this proposed district. As shown on the map, which we also enclose, the district embraces 2300 acres, lying easterly of but not including the Town of Encinitas, and northerly of but not including the old Cardiff Irrigation District. With the exception of possibly two or three hundred acres, it is all gravityland, and after taking the matter up in detail with all the landowners, except one or two, which we cannot locate, we have carefully eliminated every one who did not wish to join in. The result is that the petition, as signed, contains a very large majority of title holders, acreage and assessed valuations, and we might say the project is meeting with the unanimous approval of all the interested owners.

It is our intention, before voting bonds or starting construction, if everything is satisfactory, to give Encinitas and Cardiff a chance to come in by annexing themselves to us, or, in the case of Cardiff, by the consolidation of the two districts. This plan will entirely eliminate the questions involving the legality of the old Cardiff district's enlargement. After these two localities become annexed to us, if they do, the district would then embrace between 3500 and 4000 acres.

We have the assurance of the Santa Fe people that their San Dieguito Mutual Water Company will make a contract with the new district to sell the district water at a reasonable rate to be determined, soon as this legal entity is organized to do business with, the water to be delivered and measured to the district at their San Dieguito distributing reservoir.

No. 2 - W. F. McC.

The district then to build its own pipeline approximately ten miles in length from the San Dieguito Reservoir to the north end of the district, that is, the Batiquitos Lagoon, at a cost which has been roughly estimated to be about \$100 per acre, including laterals, which would have to be provided for by the bond issue.

We realize, of course, that any contract the San Dieguito Mutual Water Company would make with the district would have to be in perpetuity, but we are hoping somewhat that these people can be persuaded to convert their Mutual Water Company into a public utility corporation, in which case there would be a much greater element of protection. In any event, we shall feel safe in the fact that any arrangements made, or any steps taken, must be investigated and meet with the requirements of your office and the other state bodies interested.

We are making this preliminary outline of our plans at this time, and will not burden you with more detailed information until the preliminary matters with the local Board of Supervisors have been disposed of early in January.

Wishing you the Compliments of the Season, I remain,

Yours very truly,

F. H. TOLLE,
Sec. & Gen'l Mgr.

FHT-K

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. June 23rd, 1922.

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

Dear Mr. Fletcher:

This will confirm to-day's telephone understanding that we will purchase the following properties at the following prices and upon the terms hereunder set forth, from Mr. H. N. Cable.

1st. All of his acreage within the boundaries of the San Dieguito Irrigation District and lying in Sections 3 and 4, Township 13 South, Range 4 West, being more particularly described as the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4, the Northwesterly 31.5 acres of the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 3, aggregating approximately 195 acres, at the price of \$35.00 per acre.

2nd. All of Mr. Cable's lots in the Townsite of Del Mar, being numbered 1 to 3 inclusive, in Block 29, Del Mar, at from \$150 to \$200 per lot.

3rd. All of Mr. Cable's lots in the Townsite of Encinitas and its additions, aggregating approximately 220 lots at \$50 each.

4th. All of Mr. Cable's lots in the Town of Carlsbad and its additions, aggregating approximately 115 lots at \$70 per lot.

5th. All of Mr. Cable's acreage and lots in South Oceanside and its additions, being approximately 3 $\frac{1}{2}$ acres plus 12 additional lots, it being our understanding that 3 $\frac{1}{2}$ acres are also subdivided into lots, at \$50 per lot.

The above purchase prices are to cover the property free and clear of encumbrance to us.

Terms: Contract of purchase and sale to be entered into between Cable and ourselves, satisfactory to both parties, and to be escrowed or trustee'd, the contract to provide for the following terms of payment: 25% of the purchase price in cash, 25% at the end of the first year, and the balance in full on or before two years, with the privilege of paying all or any part thereof at any time. Deferred payments at 7%, payable semi-annually.

No. 2.

I will hold myself in readiness to come to San Diego immediately and arrange the contracts and escrow, and make the first payment upon notification from Mr. Cable or yourself. If practicable to do so, I will recommend to Mr. Kerckhoff that we arrange to release the cash payment toward payment and reduction of existing tax and other liens against the property, pending the final consummation of details.

Contracts to contain release clauses satisfactory to both parties, and Cable to furnish certificate of title showing the property to be either free and clear of all encumbrances, or subject to encumbrances and liens, not aggregating more than the purchase price hereof.

Yours very truly,

FHT°K

F. H. Tolle
Sec. & Gen'l Mgr.

San Diego, California, June 29, 1922.

Mr. Ed Fletcher, Agent,
Mr. Herman N. Cable,
San Diego, California.

My dear Mr. Fletcher:

In the matter of the purchase of the Cable property in South Oceanside, Carlsbad, Del Mar and 160 acres back of Merle, enclosed find check for \$500.00, as an evidence of good faith, to be applied on the purchase price of the following properties:

per lot: Approximately 38 lots in South Oceanside at \$50.00

Approximately 105 lots in Carlsbad at \$70.00 per lot;

160 acres of land back of Merle, in Sections 3 and 4, Township 13 South, Range 4 West at \$35.00 per acre;

3 lots in Del Mar, Lots 1, 2 and 3, Block 29, at \$200.00 a lot.

The property to be free and clear of encumbrances, excepting rights of way, and excepting being included in irrigation district and excepting state and county taxes, payable this coming fall.

Terms of payment 25 percent of the total purchase price down, when a deed is to be given and a mortgage given in return - payable twenty-five percent of the total purchase price on or before one year from date and the balance of the purchase price on or before two years from date, with interest at seven (7) percent on deferred payments, the understanding being that a reasonable release clause to be inserted in the mortgage mutually satisfactory. Mr. Cable to furnish certificate of title showing the property free and clear of encumbrance except as above stated.

Yours truly,
SOUTH COAST LAND COMPANY

By J. Tolle

*Cable to try get Kettle property adjoining above
acreage - for us also.*

JNT JK.
Herman N. Cable

June 30, 1922

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle, Mgr.

Gentlemen:

Referring to your proposition of June 29th, 1922, will say for Mr. Cable, that he wants to furnish all of this property to you, providing he can furnish a clear title without too much expense, but if there is any extra-ordinary expense in clearing the title to any of these individual lots, he will want to be released from furnishing same at the price mentioned. If he has a shadow of a title, the price will be negotiated in each instance, but wherever he has a clear title already, excepting taxes or mortgage, he proposes to clear the title.

Yours sincerely,

HERMAN N. CABLE

By _____ Agent

EF:KLM

June 30, 1922

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle

Gentlemen:

I saw Mr. Kettell today and he told me he had just made a price of \$50 an acre on the property, for a week. I told him I did not think you would pay over \$35, which is the same you paid Mr. Cable, but that you would probably pay one-half down and one-half in a year, with 7% interest.

Please let me know what your best price and terms are to Mr. Kettell, and I will take it up with him in case he does not sell.

Yours truly,

EF:KLM

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SEC'Y AND GEN. MGR.

SOUTH COAST LAND COMPANY
(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES } BROADWAY 5395
 } 14534

LOS ANGELES, CAL.

July 10th, 1922.

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

Dear Mr. Fletcher :

Referring further to the conversation over the telephone this morning, wherein you offered us the following property belonging to H. N. Cable at the price stated -- beg to advise we would not be interested in purchasing the property at that price.

Tracts 12 and 14, Patterson addition of Carlsbad; \$1400.00 plus an agreed price for a house and barn located thereon.

Very truly yours,

SOUTH COAST LAND COMPANY.

By:

F. H. Tolle
Sec'y & Gen'l Mgr.

RHT:Ep

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES { BROADWAY 5395
14834

LOS ANGELES, CAL.

July 10th, 1922.

Mr. F. H. Tolle, Mngr.,
South Coast Land Co.,
Los Angeles, Calif.

My dear Mr. Tolle:

Regarding acre tract lot No. 112 of Carlsbad,
and acre lots Nos. 12 and 14 of Patterson's Addition,
these were not included in the sale to you, and there is
a house and barn on one of these tracts. Please let me
know if you desire to take in these three acre lots, and
if so the best that Mr. Kerckhoff will pay for them.
There is a house and barn on one of these lots and what
will you pay for the improvements? Please let me hear
from you by return mail.

Mr. Cable is deeding the property to Wm. G.
Kerckhoff as per your telephone instructions, but in this
case Mr. and Mrs. Kerckhoff will have to sign a note and
mortgage, but I assume this is satisfactory and understood.

Yours very truly,

EF:KLM

170 off.
Mr. Ed. Fletcher,
#920 Eighth Street,
San Diego, Calif.

Dear Mr. Fletcher :

Confirming our todays' telephone conversation
in regard to our purchase of Carlsbad and South Ocean-
side lots from H. N. Cable . . . will say that in case
it is impossible for Cable to clear the title of any
of these lots without an expenditure of more than \$5.00
per lot, apart from any mortgage or tax liens, the South
Coast Land Company will at its option, either clear
title itself at its own expense in excess of the above
\$5.00 per lot, or will eliminate such particular lot or
lots from the purchase, and shall receive credit on
the purchase price accordingly.

Yours very truly,

SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y and Gen. Mgr.

FHT:FP

July 11th, 1922.

South Coast Land Company,
912 Garland Bldg.,
Los Angeles, California.

My dear Mr. Talle:

Mr. Cable has deeded to Mr. Kerckhoff, and executed the deed, the following lots, under our agreement:

43

45 lots in South Oceanside at \$50.00 per lot	\$ 2,250.00
which includes 25 isolated lots and 20 lots in one Block known as Block 13.	
He has also included 129 lots in Carlsbad at \$70.00 per lot	
and 3 lots in Del Mar at \$200.00 each	600.00
and 163 acres of land at \$35.00 per acre	5,705.00
which makes a total of	\$17,585.00

107

He has deeded all of Block 77 of Carlsbad, known as Acre Lot 112. The Title Company calls this 19 lots but Mr. Cable has included it as 18, which goes to make up a total of 129 lots in Carlsbad.

Inclosed herewith find copy of deeds for you to check over. The total amount due Mr. Cable is \$17,585.00, providing he clears the title to all this property, which I am very sure he will be able to do. I would like to have Mr. Kerckhoff pay as follows: Cash, \$4,585.00, leaving \$13,000.00. Inclosed find mortgage and notes payable as follows: \$4,335.00 on or before a year from date, at 7%, and \$8,665.00 on or before two years from date.

Will you kindly have Mr. and Mrs. Kerckhoff sign these notes and mortgage and send same to the Union Title Company of San Diego, with instructions to turn them over to Mr. Cable or his assigns when the title is clear. We want it understood that if Mr. Cable cannot clear the title to any of this property within two weeks from date, that it will be eliminated both from the deed and mortgage, and you will be credited with that amount. We are ordering the certificate of title today. Answering receipt of your letter of July 7th relative to having the option of paying everything over and above \$5.00 in case there are any defects in title to lots.

Yours very truly,

EF:F

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL.

July 17th, 1922.

Mr. Ed. Fletcher,
#920 Eighth St.,
San Diego, Cal.

My dear Mr. Fletcher :

In regard to the Cable deal ... the descriptions are already, with the exception of the fact that we have eliminated Tract 112 and have inserted the Map numbers ~~and~~ the descriptions of the Carlsbad and Del Mar lots.

We have checked the number of lots very carefully with the totals set forth in your letter of the 11th inst., addressed to us, and find that there are 109 Carlsbad lots after eliminating the 18 lots in acre lot 112. You show a total of 129 Carlsbad lots, ⁱⁿ ~~is~~ which the 18 lots ~~of~~ acre tract 112 are to be deducted -- so you have added two lots more than we did. The total consideration, based on our account, is \$16,185.00. Please have this checked up and satisfy yourself that it is correct.

I found out from Mr. Kerckhoff's office this morning that he will not be back until Wednesday -- so we will have to further delay it. I did not send you the re-written descriptions for the reason that your descriptions are correct with the above exceptions, and Mr. Kerckhoff informed me before he went away that he may want to have this deed made to another Company or person.

I will let you know at the earliest possible moment because, like yourself, I would like to see this thing behind us.

Yours very truly,
SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y & Gen'l Mgr.

FHT:FP

July 18, 1922.

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle.

Gentlemen:

Answering yours of July 17th, will say that we have checked it over twice, and Mr. Cable should be paid for 111 Carlsbad lots, as he is deeding 111 lots, and the description calls for 111 Carlsbad lots instead of 109, after eliminating acre tract #112. Either that, or both Mr. Cable and our office force here have made a mistake in counting.

It is unfortunate that this matter is dragging. Mr. Kerckhoff will either have to sign the notes personally or be signed by the South Coast Land Company or made satisfactory to the First National Bank of San Diego. I hope that Mr. Kerckhoff will personally sign the mortgage and the notes, and if necessary his wife's signature can be unquestionably eliminated, but the only way we can finance Mr. Cable is by a note signed by the South Coast Land Company or William G. Kerckhoff. That is according to our agreement. If the mortgage is going to be executed by some other person, then Mr. Kerckhoff can personally endorse the notes.

Yours very truly,

EF:AH

July 19, 1922.

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Gentlemen:

Answering yours of July 17th, will say our recheck shows there are 111 Carlsbad lots instead of 109. By checking the deed over again, our count of lots is as follows: 6, 2, 7, 2, 4, 8, 6, 4, 4, 2, 2, 3, 4, 8, 6, 2, 4, 1, 9, 7, 6, 3, 7, 2, 2.

If the mortgage is already made out, and Mr. Kerckhoff has signed it let it go through, and you can pay us the additional \$140 in the final wind-up. Immediate action is necessary in cleaning this matter up.

Mr. Kerckhoff must either sign the notes personally or endorse them.

Yours very truly,

EF:AH

August 3, 1922.

120-9

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle

Gentlemen:

Regarding the Kressman mortgage, will say
the title company says there are six lots Cable never
did own, and which have been scratched from the deed
and the mortgage as follows:

Q and S, Block 23, South Oceanside

25 and 26, Block 41, Carlsbad

23 and 24, Block 48, Carlsbad

I believe everything will prove o. k., as I
saw the title company yesterday and they said from every
indication the title to the rest of it was o. k.

Mr. Cable was offered over \$200 a lot for 18
lots in Carlsbad day before yesterday.

Yours very truly,

EF:KLM

Dictated Aug. 2

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SEC'Y AND GEN. MGR

SOUTH COAST LAND COMPANY
(INCORPORATED)

712 GARLAND BLDG., 740 SO. BROADWAY

BROADWAY 5395

LOS ANGELES, CAL.

120-9

August 2nd, 1922.

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

My dear Mr. Fletcher :

Please let me know when we will get the papers
on the CABLE transaction.

Yours very truly,

SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y & Gen'l Mgr.

FHT:FP

August 3, 1922.

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif;

Attention Mr. Tolle:

Gentlemen:

Answering yours of August 2nd, will say that Mr. Cable's deed to Mr. Kressman and the mortgage has been put in escrow with the Title Company, and the certificate of title I hope will be out today or tomorrow. I don't dare say anything until I find out for sure just how the certificate of title shows, but unofficially the title company have said everything else is o.k. excepting the six lots mentioned in my letter to you of yesterday, which are in the names of other parties, and Cable never did have any interest. Probabilities are that there will be a little money coming back to you.

Yours very truly,

EF:AH

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SEC'Y AND GEN. MGR.

SOUTH COAST LAND COMPANY
(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL.

100-9


August 4th, 1922.

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

My dear Mr. Fletcher :

I have your two favors of August 3rd, in regard to the CABLE transaction, and note what you say about the elimination of the six lots as listed in one of the above letters which is O.K. with us.

Yours very truly,


F. H. TOLLE

FHT:FP

120-9

August 9, 1922

Mr. F. H. Tolle, Mgr.,
South Coast Land Company,
912 Garland Bldg.,
Los Angeles, Calif.

My dear Tolle:

Enclosed find certificate of title No. 106205.

Your property came to	\$15,945.00
Your notes came to	12,243.75
Cash paid	<u>4,000.00</u>
	16,243.75
Less total amount of purchase of property	<u>15,945.00</u>
Leaving a balance of	298.75

due you, and enclosed herewith find check for same.

I never had so much grief in my life as I have had in putting this over.

Kindly confirm and return certificate of title that I may deliver it to the First National Bank as they desire it among their records until paid.

Yours sincerely,

EF:KLM

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SEC'Y AND GEN. MGR.

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL.

120-9

August 11th, 1922.

Mr. Ed. Fletcher,
#920 Eighth St.,
San Diego, Cal.

My dear Mr. Fletcher :

I have your favor of the 9th, enclosing final statement of CABLE purchase, together with your check for \$298.75 to cover refund of over-payment.

I cannot figure how you arrive at this balance. The original purchase price was \$16,243.75. As set forth in your letter of August 3rd, there were eliminated at South Oceanside two lots, and at Carlsbad, four lots. The purchase price of the South Oceanside lots were \$50.00 each, and those at Carlsbad, \$70.00 each, which accordingly reduced our purchase price by \$380.00, making the total final purchase price \$15,863.75. However, we paid you \$4,000.00 cash, and mortgage back\$12,243.75.

If my figures are correct, we should have check for \$380.00 instead of \$298.75. Kindly let me hear from you further about this matter.

Will return the Certificate of Title as soon as we have made a copy of same.

Yours very truly,

SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y & Gen'l Mgr.

FHT:FP

Purchase price 15863.75
 1/4 cash = 3965.94
 Mtg = 11897.81

Cash pmt = 4000
 " shd have been 3965.94
 rebate = 3406

Mtg was 12243.75
 Mtg shoud have been 11897.81
 overpaid mtg = 345.94

4 @ 70 = 280
 2 @ 50 = 100
 4 | 380
 95

 320 -
 40 -

 280 -

16 x 3.75 = 60
 381
 15863.75

4081.25
 8162.50

 12243.75

15863.75
 3965.94

 11897.81

4 | 15863.75
 38
 36
 16
 20
 37
 52

File No. 120-9

August 12, 1922.

South Coast Land Company,
 912 Garland Building,
 Los Angeles, Calif.

Attention Mr. F. H. Tolle.

Gentlemen:

In reply to yours of August 11th,
 relative to the statement on the Cable purchase,
 will say that your notes amounted to \$12,243.75,
 and the cash paid by you was \$4,000, making a total
 of \$16,243.75.

\$16,243.75

You purchased:

107 lots at Carlsbad at \$70.00..... 7,490
 43 lots at S. Oceanside @ \$50.00.... 2,150
 3 lots at Del Mar @ \$200.00..... 600
 163 acres of land @ \$35.00 an acre... 5,705

Total..... \$15,945 15,945.00

Leaving a balance due you of 298.75
 as per check herewith inclosed.

Yours very truly,

KD:AH

SOUTH COAST LAND COMPANY
(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

LOS ANGELES, CAL.

PHONES } BROADWAY 5395
 } 14534

120-9

August 17th, 1922.

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

My dear Mr. Fletcher :

I have your favor of the 12th instant, with statement of the CABLE purchase. You are correct. Due to the fact that I was under the impression that you had drawn on Mr. Kerckhoff for \$81.25 cash on the original deal which we discussed over the telephone once, and which you said you would do but which was not done.

Yours very truly,

SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y & Gen'l Mgr.

FHT:FP

SOUTH COAST LAND COMPANY
(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

LOS ANGELES, CAL.

PHONES } BROADWAY 5395
 } 14534

August 19th, 1922.

Mr. Ed. Fletcher,
San Diego, Cal.

My dear Mr. Fletcher :

We have never had an acknowledgment from you of the receipt of the CABLE Certificate of Title, which we returned to you, being Union Title Company's #106205, issued in the name of Henry Kressman.

Will you kindly let us know whether you received this or not ?

Yours very truly,

SOUTH COAST LAND COMPANY.

By: F. H. Tolle
Sec'y & Gen'l Mgr.

FHT:FP

August 23, 1922

File 120-9

South Coast Land Company,
912 Garland Building,
Los Angeles, California.

Gentlemen:

Enclosed find Bill from the Union Title
Company on the Cable-Kressman deed.

Yours sincerely,

EF:KLM

P. S. Answering yours of the 19th this will also
acknowledge receipt of the Union Title Company's
certificate No. 106205, which has been returned to
the Bank from whom we borrowed it.

E.F.

120-9
August 28, 1922

Mr. F. H. Tolle, Mngr.,
South Coast Land Company,
912 Garland Building,
Los Angeles, California.

My dear Tolle:

Confirming our telephone conversation today,
will say I have just returned from the First National
Bank in conference with Mr. Belcher, the president.

The First National Bank owns one-half interest.
The other half interest is owned by a man named Glass
in Arizona. This property cost \$28,000 ten years ago.
They are out taxes and interest.

\$27,000 was the lowest figure I could get,
but if immediate action is taken, for \$500 I think I can
tie the property up for \$26,000, possibly \$25,000, on
the basis of one-fourth down, when a certificate of
title is to be furnished, and deed and mortgage, and 25
percent each year on principal with interest at six or
seven percent.

There is another party by the name of Shrader
negotiating for the purchase of this property, and if
you want it something will have to be done quickly.
In fact, there are two parties that are negotiating at
the present time.

Yours sincerely,

EF:KLM

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

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| 14534

LOS ANGELES, CAL.

August 29, 1922

File 120-9

Mr. F. H. Tolle, Mngr.,
South Coast Land Company,
Los Angeles, California.

My dear Tolle:

I am leaving for two weeks on Sunday and
the deal must be settled one way or the other regarding
the First National Bank lots.

Yours truly,

EF:KLM

120-9
August 29th, 1922.

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

My dear Mr. Fletcher :

Replying to yours of the 28th instant, in re-
gard to the Encinitas Lots owned by the First National
Bank will let you know about this as soon as I
am able to see Mr. Kerckhoff. He is still out of
the office, and I do not know just when I will be able
to communicate with him.

Yours very truly,

F. H. Tolle
Sec'y & Gen'l Manager,
SOUTH COAST LAND COMPANY.

FHT:FP

280-22
SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES } BROADWAY 5395
 } 14534

LOS ANGELES, CAL. August 31, 1922.

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

My dear Mr. Fletcher:

I have copy of your letter of the 29th instant addressed to Mr. Schaaf, the President of the San Dieguito Irrigation District, in which you object to the assessed valuations. In this respect will say that I myself did not see these valuations until after they were completed. The Assessor, I understand, went over the whole district carefully and inspected each piece of land. The Board of Directors of the District are sitting now as a Board of Equalization, beginning on Monday, the 28th, and continuing as long as may be necessary, not to exceed ten days. This is a matter you will have to straighten out with the Board of Equalization. They are the properly constituted body to act on this matter. I have not interfered in any way with their functions, nor do I want to do so. The Assessor must place valuations on the property, as it existed at the time the assessment was made. We cannot take into consideration what the future value of the respective parcels will be worth, but as the values continue to change year by year, and the property near the ocean is sub-divided into small quarter acre or one acre lots, this matter will automatically adjust itself by the Assessor annually increasing the valuations of the coast properties as and when their value changes. For the present, however, the coast lands are all in large acreages except the forty acres at North Leucadia, which is in parcels running up to ten and fifteen acres in area, - a few of them larger than that.

As to the South Coast Land Company's Leucadia property, that was all thrown back into acreage, and is in large tracts. This property will not have the high value you state in your letter until it is cut up into small tracts of from one quarter to one acre in area, and when that time comes I have no doubt that the assessed valuation will be increased very greatly, - perhaps to a much higher figure than you stated it should be in your letter. At this time all of this land must be regarded not as townsite property, because it is not yet a townsite, but as agricultural land, and looked at from that value. From an agricultural or farming standpoint some of the high lands at the back of the District, on account of the elevation and frostless nature, today actually have a higher value than the coast lands. Most assuredly so from the standpoint of growing vegetables or trees. Of course every tract must be considered separately as to the rough and waste land and soil conditions. Personally I own 16

Mr. Ed Fletcher No. - 2.

acres east of the railway, which was assessed at \$250.00 an acre and 50 acres in Section 10 which I think was assessed at from \$125.00 to \$150.00 per acre. It would be to my interest just as it would be to yours to have these changes made as you suggest, but I have not raised any question about the matter, and do not intend to do so, because it would simply add that much more burden on some one else.

The old Cardiff Irrigation District assessed the coast lands at \$250.00 per acre and some of the high lands in the rear they assessed at very low figures, but their valuation on those high lands was entirely too low and out of all proportion. This is a matter which will automatically adjust itself so soon as the water is brought to the land and the coast properties are subdivided and put on the market. Remember that when Cardiff comes in the latter part of September the annexation of their agricultural lands and townsite will reduce the taxes very greatly. I think the position you are taking in this matter is wrong for the good of the District and for the ultimate good of your own interest. Anything that would delay or hinder the completion of this District means everything to the land owners in the District, and you are one of them. Whether the lands are assessed at \$10.00 per acre or \$200.00 per acre makes no difference so long as the relative values of the individual parcels are approximately correct. It is of the utmost importance at this time that a sufficient total assessed valuation be established, in order to make a proper showing to the bond houses who may purchase the bonds. After I found that our coast lands were assessed at \$250.00 per acre, I did not even mention it to Mr. Kerckhoff, as I thought that he would strenuously object to it as being entirely too high. I will probably be at one of the board meetings while they are sitting as a Board of Equalization, and will go over these matters with them, but do not look to me in this matter, as I think you are wrong about it. Even if it were adjusted the way you wish, it would save very little money for you or any one else, but would add very greatly to the burden of the South Coast Land Company, and other coast highway owners would have to carry it at that time.

In case it is not adjusted satisfactorily to you, a lawsuit will simply jeopardize the success of the entire District, and there have been enough flukes in that part of the country already without making a fizzle of the San Dieguito Irrigation District. Even with everything sailing along smoothly, there can be many slips yet before the elections are successfully held, the bond issues legally gotten out, a water system built and the water put on the lands. You have several hundred acres of land in the District which would be worth at least \$150,000.00, once the water is there. I do not think it would be good business for you to start a lawsuit and jeopardize this whole matter to save a few hundred dollars in the first year's taxes, and you might lose at

Mr. Ed Fletcher No. 3

that. There is no question that these assessed valuations will adjust themselves satisfactorily to everybody as time progresses and as the community changes and develops.

Very truly yours,

SOUTH COAST LAND COMPANY.

J. Tolle
Sec'y. & Gen. Manager.

FHT/O

September 2, 1922.

File No.
280-25

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle.

Gentlemen:

Answering yours of August 31 in relation to values within the boundaries of the San Dieguito Irrigation District, will say the values tentatively established by the Board of Equalization are not the true values. They have only placed a value of \$250 an acre on the lands between the Santa Fe track and the ocean, while one or two miles inland from the ocean, practically all the lands, including the rough, brushy lands, are valued at \$150 per acre. Either actual values should apply in each case or relatively fictitious values apply.

I can give you eight specific instances where, within the last three to six months, lands have been sold at around \$50 per acre, which have been valued at \$150 by the Board of Equalization. The lands of the South Coast Land Company lying between the Santa Fe tracks and the ocean, which have only been valued at \$250 an acre, you know and I know, can be easily sold today under existing conditions at \$400 to \$500 an acre. In other words, the present value of the Board of Equalization on the lands east of the Santa Fe track is easily two to three times higher in value than their actual sales value, while the lands west of the track are only assessed at roughly one-half their value, owing to the close proximity to the ocean.

We all have a common interest in seeing this San Dieguito Irrigation District go over big, and I realize that we must have the value there in order to carry a bond issue sufficient to put in the distribution system. Therefore, my recommendation is that the present values stand east of the track, where it has been valued at \$150 an acre, and that a relative value be made on the lands west of the track, including my own, of \$600 to \$750 an acre, and \$400 an acre to \$250 an acre east of the tract that now has a value of \$200 and \$250 an acre. I have eight or ten friends whose interests must be protected and a relatively equitable assessment made.

I am sure that the Board of Equalization will see the fairness of our position. By letting the present values go in, you are establishing a precedent which will be hard to change. It is going to cause all kinds of hard feelings eventually, and it is for the best interests of the South Coast Land Company as well.

In a measure I am talking against myself, because I own land both west and east of the track, that will be affected by these high values. But sooner or later a storm of criticism will arise if these present values are maintained.

Yours very truly,

EF:AH

cc - Hodges.

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. September 8, 1922.

Mr. Ed Fletcher,
920 -8th Street,
San Diego, Cal.

My dear Mr. Fletcher:

Further in regard to the San Dieguito Irrigation District assessments. The Board have raised the ocean front property to around \$340.00 or \$350.00 per acre, and the property in the flats east of the railway up to \$275.00 an acre, and have reduced the rear lands by amounts ranging from \$25.00 to \$50.00 an acre.

In respect to your ⁸⁰ ~~120~~ acres which had been assessed at \$250.00 per acre, this I think was cut down to \$160.00. The net result of everything is that the relative values are approximately the same as the relative values of the county assessments. The Board are to meet again today or tomorrow, and may raise all assessments in equal proportion, if necessary, to bring the aggregate total up to as nearly \$400,000.00 as possible. I know about these matters, especially in regard to the attitude of the South Coast Land Company. We have practically as much land on the east side of the District as you and your associates have. I have 50 acres myself, which ~~is~~ assessed at the same figures that your lands were, and is now somewhat higher.

My position in this matter has been based altogether on three considerations: (1) the local political situation. Most of the voters in the District live near the railroad. A scare thrown into them would ruin the entire project, as they would simply vote the thing down; (2) The bond buyers. The hill lands to the east, even though many portions are uncultivated, must not be depreciated by us in our own eyes or in the eyes of the bond buyers, and for us to try to put a valuation of \$600.00 or \$700.00 on the highway and ocean front stuff would make these bankers smile. They do not want prospective town sites as securities for bond issues; as Mr. Stern stated in Mr. Trainor's office at the meeting with Messrs. Kerckhoff, Lippincott, Stevens, yourself and myself and Mr. Trainor, he would not consider either Cardiff or Encinitas in any light other than that of acreage in considering the values underlying the bond issue. When we got out our bond issue our lands at Lucadia were appraised at \$200.00 per acre, and lots at Del Mar across the street from the Gray residence and between them and the highway and the center of improvement, containing at least a half acre of land, with \$1400.00 and \$1600.00

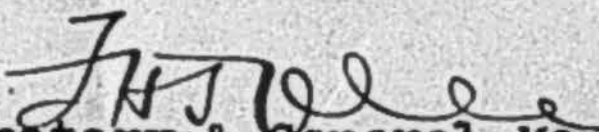
Mr. Ed Fletcher No. 2 -

selling price, were appraised at \$60.00 apiece. We cannot afford to make these bankers think that we are trying to kid ourselves or them either: (3) The South Coast Land Company and yourself and your associates and our associates were considered last of all, as our Company was willing, and felt assured that you would be willing, if necessary, to make a slight sacrifice the first year in order to get this thing going properly. I feel that you jumped at conclusions in judging our Company and myself in this matter, and am certainly sorry that you have no more confidence in my motives than this, but in spite of it all, some day you will know me better.

With kindest regards, I am,

Very truly yours,

SOUTH COAST LAND COMPANY,


Secretary & General Manager.

FHT/O

WM. G. KERCKHOFF, PRESIDENT

H. W. KELLER, VICE-PRESIDENT

F. H. TOLLE, SEC'Y AND GEN. MGR.

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES } BROADWAY 5395
 } 14534

LOS ANGELES, CAL. September 8, 1922.

Mr. Ed Fletcher,
920 - 8th Street,
San Diego, Cal.

My dear Mr. Fletcher:

Under separate cover I am sending you a copy of the September issue of Orchard and Farm, a rural magazine published by the Examiner, which has a tremendous circulation.

Please refer to page 24 to the write-up we got on the South Coast. I put their Editor, Mr. Knollin, in touch with you at Mr. Stern's office a week or so ago in Los Angeles, and then had him go down to Carlsbad, and put him in touch also with Mr. Batchelder at Del Mar, where he made his headquarters as our guest. I thought the Santa Fe Ranch could have a good write-up also, but Sinnard thought that he would rather have a separate article a little later.

At any rate, I made a special request of Mr. Knollin that you yourself be given credit for what you have done in that part of the State, and I notice that he has done this by paragraph marked in red.

With best regards, I am,

Very truly yours,


Secretary & General Manager,
SOUTH COAST LAND COMPANY.

FHT/O

File 280-25

September 11, 1922.

Mr. F. H. Tolle, Mngr.,
South Coast Land Company,
Los Angeles, Calif.

My dear Tolle:

Thanks for yours of the 8th relative to Mr. Knollin. I am getting all kinds of free write-ups lately without my knowledge or consent, but my consent is readily given. I am like Jim Murray, I'll take the itch if it doesn't cost anything.

Now, Frank, you are entirely wrong in your other letter of September 8th. I never questioned your motives. At no time did I ever accuse you of making any of those valuations, or using your influence so to do, and for that reason I want a letter from you backing up. I have been boosting your game consistently. You have done a wonderful thing in handling the South Coast Land Company in the way you have, and I told Mr. Kerckhoff so, and I want your friendship and cooperation.

Mrs. Crawford, at the meeting which I attended, admitted that she alone made those valuations, and was alone responsible for them. I did not blame you, as representing the South Coast Land Company, for defending those valuations after they were made. I respected your opinion, and on the other hand I want you to respect mine, so let it go at that. We cannot always agree, but where we can agree, let's work together and willingly, for I am entitled to your support, and I want you to return the compliment.

Yours very sincerely,

EF:KLM

120-9

September 12, 1922.

South Coast Land Company,
912 Garland Building,
Los Angeles, Calif.

Attention Mr. Tolle.

Gentlemen:

Please let me know as soon as possible about the 340 acres of land known as the Pico and Marron properties, south and east of your South Oceanside property. I can deliver it, if accepted within a week, at \$85.00 an acre, \$3,000 down and \$2500 each six months until paid, with interest at 6% on deferred payments. Please let me know if Mr. Kerckhoff is interested.

Also, please let me know what is going to be done, if anything, in relation to the Banks lots at Encinitas. We will have to give them a definite answer on the basis of \$27,000 this coming week on easy terms of one-fourth down, balance in one, two or three years, 6% interest. It is just possible that they may finally accept \$26,000, but I cannot promise it.

Very sincerely yours,

EF:H

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES | BROADWAY 5395
| 14534

LOS ANGELES, CAL. September 21, 1922.

Mr. Ed Fletcher,
920 - 8th St.,
San Diego, Cal.

My dear Mr. Fletcher:

It is impossible for me to give you a definite answer on the Encinitas lots, as Mr. Kerckhoff is not back yet, and I have been unable to see him at his home. He is getting along very well, and I understand is very impatient to get out of the house. He is up and around, but they will not let him do so.

The same thing holds good as to the Pico and Marron property at South Oceanside. I hardly think our Company would be interested in this, but if we are not, I have another matter in mind that I would like to see if I could work out. In the event Mr. Kerckhoff turns this down, I would like the privilege of trying to work this out, of course, on a commission basis.

With best regards, I am,

Very truly yours,

F. H. Tolle
Secretary & General Manager,
SOUTH COAST LAND COMPANY.

FHT/VO

Fletcher

September 23, 1922

Mr. F. H. Tolle, Gen'l Mngr.,
South Coast Land Company,
912 Garland Building,
Los Angeles, California.

My dear Tolle:

Answering yours of September 21st, we will hold over the Encinitas matter until I return from a week's trip up North, and I will be glad to work with you on the South Oceanside property. Will see you in my way south.

Yours sincerely,

EF:KLM

October 10, 1922.

Mr. F. H. Tolle,
South Coast Land Company,
Los Angeles, Calif.

My dear Mr. Tolle:

I own the Cable 140 acres shown on the map in the irrigation district, and understand you own the land directly to the east - 160 acres. I would like to know what you will charge me for the West half of the Northeast quarter of 23. It should go with my property and did belong at one time to the Cable tract.

Kindly let me know if you care to sell it, and oblige,

Very sincerely yours,

EF:AH

120-9

October 19, 1922

Mr. F. H. Tolle, Sec'y & Gen'l Mgr.,
South Coast Land Company,
912 Garland-Building,
Los Angeles, California.

My dear Mr. Tolle:

There will be approximately 220 lots in the Encinitas deal, and the title now shows clear, excepting one party and we hope to clear that in the next two or three days.

Kindly send \$2400 or \$2500 down and I will get the matter cleaned up and either submit a deed and mortgage or a contract of sale that fully protects Mr. Kerckhoff's interests. Please attend to this at your earliest convenience, and oblige

Yours sincerely,

EF:KLM

October
Twenty-Fourth
1922

Mr. G. H. Jones,
Del Mar, Calif.

My dear Mr. Jones:

In looking over your contract with
my brother, I see that each is to pay one-half of
the state and county taxes. Have you gotten the
bill for the first installment, and will you pay
that, or shall we?

An early reply from you will be
appreciated.

Yours very truly,

MEM, AH

Form 1204A

Receiver's No.
Class
Time Filed

WESTERN UNION
TELEGRAM

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

CLASS OF SERVICE DESIRED	
Telegram	
Day Letter	
Night Message	
Night Letter	

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

120-9

Send the following message, subject to the terms
on back hereof, which are hereby agreed to

San Diego, Calif., Octo 23, 1922

170-9
F. H. Tolle Gen'l Mgr.,
South Coast Land Co.,
Los Angeles, Calif.

Kerckhoff Encinitas lot matter ready to close Mail
Twenty five hundred dollars today will protect Mr.
Kerckhoff's interests

ED FLETCHER

Chg Fletcher Co

FEDERAL TELEGRAPH COMPANY



TELEGRAM

R. P. SCHWERIN, Pres.

The Federal Telegraph Company transmits and delivers this message subject to the terms and conditions accepted by sender.

RECEIVED NO.	TIME FILED	CHECK	INDICATE BY	X	RATE DESIRED
					DAY MESSAGE
					DAY LETTER
					NIGHT MESSAGE
					NIGHT LETTER

Send the following message, subject to the terms and conditions printed on the back hereof, which are hereby agreed to.

October 30, 1922.

170-9
 F. H. Tolle,
 South Coast Land Company,
 912 Garland Bldg.,
 Los Angeles, Calif.

I am drawing on you at three days sight twenty-five hundred
 dollars Encinitas matter

ED FLETCHER

Chg. Ed Fletcher Co.

October 30, 1922.

File 120-9

South Coast Land Company,
 912 Garland Building,
 Los Angeles, Calif.

Attention Mr. Tolle

Gentlemen:

Today was the last day, and accord-
 ing to my arrangements with Mr. Kerokhoff, I have
 drawn on you at three days' sight for the sum of
 \$2500 in order to close up the Encinitas matter.

Yours very truly,

EF:AH

SOUTH COAST LAND COMPANY

(INCORPORATED)

912 GARLAND BLDG., 740 SO. BROADWAY

PHONES } BROADWAY 5395
 } 14534

LOS ANGELES, CAL.

October 31, 1922.

100-9

Mr. Ed Fletcher,
920 - 8th St.,
San Diego, Cal.

Dear Mr. Fletcher:

Your telegram and letter, both dated the 30th inst., received, in regard to the Cable-Encinitas lot matter, stating that you were drawing on us, three day sight, for \$2500.00. Will you please have the deed made out to Henry Kressman, Los Angeles, and send me a list of the lots, and I will have a mortgage prepared and executed by Kressmann and wife.

Sincerely yours,

F. H. Tolle
Secretary & General Manager,
SOUTH COAST LAND COMPANY.

(J. G. M.)

FHT/VO

November
SIXTEEN
1922

File 120-9

Mr. F. H. Tolle,
South Coast Land Company,
Los Angeles, Calif.

My dear Tolle:

Answering yours of Oct. 31st, will say I have made a fair settlement on the Cable lots. There are a number of fractional lots which we bunched up and agreed on 220 lots. The description is as follows:

Lot 16 in Block 5; Lot 14 and South Half of Lot 2 in Block 6; Lots 4, 9, 10, 11, 13, 14, 15 in Block 8; Lots 1, 2 and 13 in Block 9; Lots 5, 6, 9, 10, 11, 12, 15 and 16 in Block 11; Lots 2, 3, 14, 15 16 in Block 12; Lots 1, 2, 15, 16 in Block 13; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 in Block 14; Lots 1, 2, 3, 7, 8, 9, 11, 12, 13, 14 in Block 15; Lots 10, 11, 16 in Block 16; Lots 1, 7, 8, 9, 10, 11, 12, 13, 15, 16 in Block 17; Lots 11 and 13 in Block 18; Lots 3, 4 and 9 in Block 19; Lots 11, 12, 13 in Block 20; Lots 9 and 10 in Block 22; Lots 11 and 12 in Block 23; Lots 3 and 4 in Block 29; Lots 6, 10, 12, 13 in Block 32; Lots 1, 2, 9, 10, 11, 12 15, 16 in Block 33; Lots 1, 2, 3, 4, 5, 6, 7, 8, 11 in Block 34; Lots 1, 4, and all that portion of Lots 13 and 14 in Block 35 lying above the ordinary high tide line of the waters of the Pacific Ocean; Lot 8 in Block 40; and all that portion of Fractional Blocks 36 and 38, (excepting the Northerly one hundred feet of Block 38) lying above the ordinary high tide line of the waters of the Pacific Ocean, all being in the townsite of Encinitas, according to map thereof No. 148, filed in the office of the County Recorder of said San Diego County, June 12, 1883;

Lots 3, 4, 5, and 6 in Pitcher's Subdivision of Block 24 of Encinitas, according to map thereof No. 187, filed in the office of the County Recorder of said San Diego County, April 4, 1887;

Lots 1, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23 24 and fractional Lots 25 and 26 in Block "A" and Lots 5, 7, and 9 to 12 inclusive in Block "B" of McNeill and Key's Subdivision of East Block 6 of Encinitas, according to map thereof No. 112, filed in the office of the County Recorder of said San Diego County, April 5, 1887;

Lots 1 to 16, both inclusive, in Block "A", and Lots 1 to 16 both inclusive in Block "B" of the Subdivision of East Block 7; Lots 5, 6, 7, 8, in Block "A" and Lots 1, 2, 6, 7, 8, 11, 12 in Block "B" of the Subdivision of East Block 8; Lots 2 to 12, both inclusive and Lot 16 in Block "A" of the Subdivision of East Block 11, East of the California Southern Railroad in Encinitas, made by Sturges and Rattan, according to map No. 33, filed in the office of the County Recorder of said San Diego County, March 19, 1887;

Lots 5, 6, 7, 8, 11, 18 and 21 to 31 inclusive, of the Subdivision of Block 9 East of the California Southern Railroad in Encinitas, made by Samuel F. Smith, according to map No. 38, filed in the office of the County Recorder of said San Diego County, January 11, 1887;

Lots 1, 2, 3, 4, in Block 1; Lots 2, 4, 6, 12 in Block 2, all in M. L. Durand's Addition to Encinitas Townsite, according to map thereof No. 206, filed in the office of the County Recorder of said San Diego County, April 19, 1887.

You can reduce the width of the street on those ocean front lots and it will make the fractional lots very desirable.

There is a mortgage on these lots and other property of \$10,000, executed by myself and wife dated Oct. 30, 1922, payable as follows, \$2,000 in one year from date of November 1st, 1922 and \$8,000 two years from date of Nov. 1st, 1922. There is a release clause of \$60 per lot and \$25. per acre.

I think in this case we had better make out a contract of sale.

The total purchase price is \$15,400. You have paid \$4,000 on account, leaving \$11,400. I would like to arrange to have you pay \$3400 and 7% interest on Nov. 1st, 1923, and \$8,000 Nov. 1st, 1924. If the above is satisfactory I will draw up a form of contract. Kindly let me know if the above is satisfactory.

Yours sincerely,

~~Lots 1 to 16, both inclusive, in Block "A" and Lots 1 to 16 both inclusive in Block "B" of the Subdivision of East Block 7; Lots 5, 6, 7, 8, in Block "A" and Lots 1, 2, 6, 7, 8, 11, 12 in Block "B" of the Subdivision of East Block 8; Lots 2 to 12, both inclusive and Lot 16 in Block "A" of the Subdivision of East Block 11, East of the California Southern Railroad in Encinitas, made by Sturges and Rattan, according to map No. 33, filed in the office of the County Recorder of said San Diego County, March 19, 1887;~~

November 28, 1922.

File 120-9

Mr. F. H. Tolle,
South Coast Land Company,
Los Angeles, Calif.

My dear Mr. Tolle:

Answering yours of November 24th, will say I am deeding you all the lots that I got from Mr. Cable exactly as I got them, and the lots were purchased subject to state and county taxes payable this fall. Please see my letter of August 28, 1922 to Mr. Kerckhoff.

Inclosed herewith find Certificate of Title of the Union Title Company #107101, showing the lots that will be deeded. Kindly return the certificate by return mail.

Block 37 I did not acquire, and could not acquire. Some quick action should be taken and Mr. Kerckhoff should say yes or no whether he is going to put up the \$500 to tie up the First National Bank property for sixty days or not. Please also find out from Mr. Kerckhoff immediately and let me know in whose name the contract is to be drawn up, and let us get the matter behind us.

Yours very truly,

EF:AH

December Fifth 1922

File 280-25

Mr. Wm. C. Kerckhoff,
801 Garland Building,
Los Angeles, Calif.

My dear Mr. Kerckhoff:

I had Mr. Dodge, state superintendent of banks, over the San Dieguito District. I am satisfied he will approve a bond issue of \$120 an acre. He seemed well pleased but is anxious to have Encinitas in as additional security, and while he has given his approval to going ahead and issuing bonds without it, he really would like to have the petition drawn up and signed by Encinitas for the benefit of both him and the Attorney General. The quicker the better.

I had Mr. King go with us over the San Dieguito District and he will explain everything to you in detail. Dodge insisted upon having 25-year bonds, but at last tentatively agreed on thirty-year bonds, interest payable for 5 years.

Yours sincerely,

EF:KLM

cc- Mr. Tolle

December
Nineteen
1922

120-9

Mr. F. H. Tolle, Mgr.,
South Coast Land Company,
Los Angeles, California.

My dear Tolle:

Something must be done at once in the matter of straightening up that Cable contract. You promised to have it out two weeks ago. Will you please take immediate action, as it is not fair to either of us to let this thing run this way. Please let me hear from you by return mail.

Yours sincerely,

EF:KLM

SOUTH COAST LAND COMPANY

(INCORPORATED)

910 GARLAND BLDG., 740 SO. BROADWAY

LOS ANGELES, CAL.

PHONES | BROADWAY 5395
| 14534

June 15th, 1923.

Col. Ed. Fletcher,
920 Eighth St.,
San Diego, California.

My dear Mr. Fletcher:-

As per last night's telephone conversation in regard to the plan of the San Dieguito bond escrow, I am enclosing you the letter prepared by and addressed to O'Melveny, Tuller, Millikin & MacNeil and signed by Mr. Kerckhoff, which should also be signed by you in regard to your offer to purchase the bonds of the District.

They were afraid that the verbal condition made in regard to the adoption of Lippincott's lateral lay out and the construction of same might in some way operate as a running contingent condition precedent to the purchase of the bonds and consequently hold up their approval of the legality of the bond issue and the sale, for as they state, their approval also includes all matters relative to the sale of the bonds also.

Will you kindly sign this, if agreeable to you, and return at your earliest convenience. They did not want any verbal condition which might arise later and this is simply an acknowledgement on the part of Mr. Kerckhoff and yourself that there are no conditions involved in the purchase except as stated in writing in the offer itself. Would appreciate it very much if you would sign this and send it back to me by return mail as we want to turn it over to the above law firm to avoid delays.

Have been in touch with Mr. King and he will see Mr. Stern about sending the note down to San Diego for you to sign, if you cannot come up this week. It is important that this thing gets closed up at once because if anything should happen to Mr. Kerckhoff it would ball everything up terribly.

With best regards, I am,

Sincerely,



FHT-C

June 21, 1929.

Mr. F. H. Tolle,
1802 N. Gower Street,
Los Angeles, California.

My dear Tolle:

As you own large property interests around Oceanside, South Oceanside, Carlsbad, I would like to discuss the matter of a permanent water supply for that section.

Mr. Spaulding has put the water matters in my hands and there are three or four ways out. What is the best I do not know and would like any opinion or suggestion from you. I sincerely hope we can work together.

The City of Oceanside only has 40 acres of riparian land. The Canfield Estate something like 1400 acres. I am holding them back from serving notice on the City of Oceanside that they are exceeding their ownership of water at the present time, as I hate to see a court procedure if the matter can be amicably arranged.

There is no question but what the City of Oceanside is using more water than it actually would be entitled to and has been infringing on the rights of the Canfield Estate by prescription and usage which will have to be stopped. Then again, the Oceanside Mutual Water Company has reached the limits of its rights. We can have endless litigation or we can get together for what is the best interest for the entire community, whichever the people select.

What suggestions have you to make, if any. Would be glad to see you any time you are down this way.

With kind personal regards, I am

Sincerely yours,

EF:KLN

December Twentieth,
1 9 2 9

Mr. F. H. Tolle,
1302 N. Gower St.,
Los Angeles, Calif.

Friend Tolle:

At your convenience some time I would like to
talk San Luis Rey matters over with you as
I am representing the Canfield estate/

I may have something of interest to tell you.

Let me know when you are coming down this way.

Yours very truly,

EF:AK

Ed Fletcher Papers

1870-1955

MSS.81

Box: 30 Folder: 12

General Correspondence - Tolle, F.H.



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