

July Nineteenth,
1 9 3 0

Mr. F. L. Crocker,
247 Park Ave.,
New York, N. Y.

My dear Mr. Crocker:

Never in my life have I seen such an opportunity in the matter of real estate as exists today in San Diego.

I have an interest in several thousand acres of the highest value, land for residential purposes, lying twelve miles from the center of town in the county.

The cast iron water mains are in as well as the paved roads and trees have been planted. Two lovely Spanish homes have already been built.

There are four paved roads into the heart of San Diego from this property which is on the main highway, San Diego to Imperial Valley and the eastern transcontinental highway.

If you will write Frank J. Belcher, Jr., President First National Bank of San Diego, G. A. Davidson, Vice President Bank of Italy, San Diego, H. T. Gilmore, President of the San Diego Trust & Savings Bank, representing the three largest banks in San Diego, and these men have known me for thirty or forty years, they will tell you that I have done more to develop San Diego County outside of the city than any living man, that my word is good, my obligation is good and these men have known me since boyhood.

I want to come to New York with a proposition which means the securing of the property at not to exceed 15% or 20% of its actual value. I want to acquire in one syndicate about 4,000 acres. It can be done for around a million dollars and I will take a quarter interest in it and if necessary a half interest,

leaving it to you to dictate the terms of sale, price and method.

The Fletcher family own 700 or 800 acres adjoining known as Grossmont and Mt. Helix. We are selling each week at an average of two to four thousands dollars worth. It is a combination of avocado and residential property 15 or 20 acres to the tract.

Alphonso Bell, the discoverer of Santa Fe Springs Oil and a millionaire in his own right, who is now developing the Beverly Hills section and Bel-Air has recently acquired 7,000 acres adjoining, between us and the city.

The State of California is building a State College within four miles of this property which will later be a part of the University of California. All this property is twenty to twenty-five minutes from the center of town, yet it is outside of the city limits with only state and county taxes to pay.

What improvements are in are under a twenty year bond plan with splendid paved roads and cast iron water mains.

I am anxious to come to New York, bring you the proper credentials, photographs, etc., and submit the plan for your consideration.

Mr. Whitney has made a handsome profit on what I sold him and what he has sold.

There is five times the amount of money to be made in subdivision as compared to home sites where it is handled by experienced subdividers and I claim that distinction.

Wealthy Santa Barbara people have been negotiating to take over 2,000 acres for 50 and 100 acre estates. The stock slump and depression has stopped negotiations temporarily.

Agua Caliente is rapidly becoming "Monte Carlo" of California, in fact, it is much more attractive today. Very wealthy men are developing a new "Monte Carlo" at Ensenada.

These lands that I want you or Mr. Whitney or both to take an interest in are rolling hills the top of which are in view of the ocean with ocean breezes, perfectly ideal for the raising of all kinds of citrus

fruit, avocados and papaya, cheramoya and all kinds of Mexican and Central American fruits to perfection. The mesa lands are practically frostless.

You always have the ocean breeze and it is just far enough away from the coast to eliminate the fog. You have a wonderful view of mesa, valley, mountain and sea with Mexico and the Coronado Islands to the south.

I am just giving you a brief outline of the situation and hoping that some time next month you will be interested enough to let me visit you and let us talk the matter over.

I will bring a splendid set of photographs of not alone the land but the developments nearby.

With kind personal regards,

Sincerely yours,

EF:ASK

EL:KIN

October 16, 1953.

October 16, 1953.

October 16, 1953.

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THESE ARE THE FACTS IN THE MATTER IN ORDER TO LET THE COURT
KNOW THAT THE DEED IS THE PROPERTY OF THE EVERTS DRILLING COMPANY AND ON THE OTHER
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OTHER SIDE OF THE COURT IS THE PROPERTY OF THE EVERTS DRILLING COMPANY AND ON THE

Any lease or option of lease can be put in escrow, and quitclaim
deed given in return protecting all parties in interest.
Geologists maintain that Camp Kearny contains a
structure four times as big as the Signal Hill structure. How
important and valuable this might prove, if it contains oil, can
be gauged by the fact that Signal Hill from a total area of only
1320 acres has produced 490,000,000 barrels of oil up until
the end of this year.

It is because we feel that there is at least some
chance of finding oil in some quantities, with a good chance of
finding a very big oil accumulation that we are doing our utmost
to assemble this property so we can get a real test, as, of course,
if this is big oil land we will never know it unless somebody
is willing to spend the \$100,000 necessary to test it. We are
nearly 100 miles from the nearest oil field, and of course it is
a gamble.

Other sections of California are trying to interest
the Everts Drilling Company to drill outside of San Diego County.
These two brothers have been here for two months now to whip
the situation into shape satisfactory to them, and it is absolutely
that we get quick action. I believe they would be satisfied if
you would simply write me a letter stating that, subject to sale,
of the property, within a year, as soon as oil is struck on the Mack
property they will agree to put down at least one well on your
property and complete a hole within one year, on the usual one-eighth
royalty, and if this does prove oil land you will find that its value
as oil land will probably be more than 50 times as great as its
possible value for subdivision purposes and farming.

Please write as encouraging a letter as you can that
I may show Mr. Everts and satisfy him we are playing the game.

What do you think of the fickle maiden "Mira" now?
Prices are going up 20 to 40 percent out here. The income and salaries
are lower than they were before. We are feeding 540,000 people in Los
Angeles County now, and San Diego is feeding over 20,000, thirty-five
percent more than last year. We have a tough winter ahead. I hope
it is true that things are picking up in the east, and it will get out
here quick.

Remember me, please, to the good lady and I hope the baby
is well and husky.

Sincerely yours,

EF:KLM

SOUTHWEST COAST LAND COMPANY

STANDARD OIL BUILDING, SAN FRANCISCO, CALIFORNIA

November 1st, 1935.

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Colonel Fletcher:

I have your letter of October 16th, regarding the proposed drilling for oil on the San Diego property.

Of course, this company would be delighted if oil were discovered and would cooperate in every fair and reasonable way with the other property owners and the drillers.

As you know, however, Southwest Coast Land Company is simply a holding company for the estates of the late H.P. Whitney and the late Payne Whitney, and we have not the freedom of action which an individual might exercise in the premises. Therefore, it is impossible for us to make an oil lease at this time but you may rest assured that if any oil is discovered, we will go in on equal terms with our neighbors and adjoining land owners. In fact, we would probably make better terms because we are anxious to be rid of the property and to liquidate the company.

Yours sincerely,

F. L. Crocker
Pres.

November Twenty-first

1 9 3 3

Mr. F. L. Crocker
247 Park Ave.
New York N. Y.

My dear Mr. Crocker:

The situation is coming to a head in the near future where there is a possibility of the Santa Fe District, having the legal right, will be in a position to take a deed and advertise the property at public auction now held by the Rancho Solana Corporation.

The three year delinquency period will be up next summer or fall. The Rancho Solana Corporation have no money to pay anything. The delinquent taxes are large and to save the property you should take advantage of the legislation recently enacted, pay this years state and county taxes, get rid of all the penalties on delinquent taxes excepting 7% and pay one-tenth of those a year. So much for the state and county taxes.

Regarding the irrigation district taxes all penalties are waived except 7% interest covering delinquent payments but you must pay this years taxes and in addition 25% a year of the delinquent taxes plus 7%. As I figure it you would be saving about 551/3% of the taxes which you would normally have to pay if you should settle up in full today. These taxes must be financed without a question of doubt or the property will be sold and you will have nothing after next summer unless, on some grounds or other we can bring suit and tie the thing up, for two, three or four years in litigation. That is what I don't want to see.

I am in the same fix in a way that you are and want to cooperate with the district in every way that I can.

Now Mr. Nelson who for years has been with the Santa Fe project, an expert farmer and one who knows the property well has a plan of planting and already has about 300 acres picked out that should be planted to lemons and in discussing the matter with Mr. Slater they want to come back there and present to you the full picture.

It involves you putting up all the money to satisfy the payment of delinquent and present taxes as above outlined and it also involves your putting up considerable money to finance the planting. I have asked Mr. Nelson to submit that plan in writing before I can pass on it intelligently but I would like to know your reaction to this letter which I am sending by air mail and also whether or not you would like to meet Mr. Slater and Mr. Nelson and discuss the matter. They are willing to come on to New York at their own expense to present same to you.

May I hear from you kindly by air mail and oblige.

Sincerely yours,

EF:ASK

November Twenty-seventh
1 9 3 3

Mr. F. L. Crocker
247 Park Avenue
New York, N. Y.

My dear Mr. Crocker:

Enclosed find letter from S. R. Nelson that is explanatory and I am passing it on to you for what it is worth.

In other words, what Nelson wants is for he and Slater to come on and have a conference with you. They want to induce you to give them 500 or 400 acres of land in order to get them to quit claim their interest in the rest. They then want to make a proposition to you to put up the money and not alone all the delinquent taxes but in addition the money for planting several hundred acres of lemons and put Nelson in charge of the project.

It involves your putting up \$200,000 or \$300,000 all together for taxes and planting to lemons. If you have money available and want me to I am willing then to go into the details of the matter and make my recommendations to you but under present conditions I have no recommendation to make.

I repeat that you should immediately foreclose because it will take you 18 months to two years to foreclose the mortgage. By that time you will either have to put up the money to redeem the property or lose your property for ever.

Slater, Gross and Lambert are a bunch of sharpers. With everything to win and nothing to lose they are stalling this thing along and no matter what deal comes up at any time they are in a position to take their pound of flesh in settlement.

I again strongly urge that you start a foreclosure of mortgage immediately or better still let them go to the expense of foreclosing, deed them 200 or 300 acres along the east line, let them assume the taxes. Either compromise with them or file suit to foreclose immediately, my friend.

Kindly write me an answer to Nelson's letter that I can show Nelson. Also please return his letter. Nelson is not so hot but I believe is a good farmer. What he wants is a job, bossing.

SOUTHWEST COAST LAND COMPANY

247 Park Avenue

New York

December 1st, 1933.

Colonel Ed Fletcher,

1020 Ninth Avenue,

San Diego, California.

Dear Colonel Fletcher:

Please accept my thanks for your letter of November 21st, regarding the state and county taxes, and irrigation district taxes on the Rancho Solana property.

Southwest Coast Land Company is not in a position, financially or otherwise, to buy back any of the property at the tax sale, and I should not be interested in seeing the gentlemen who have so often repudiated their obligations to this corporation.

If the property should be put up at public auction free and clear of all liens and encumbrances, we might be interested in bidding for it.

With kinds regards, I am,

Yours sincerely,

F. L. Crocker

I am glad to inform you I have every reason to believe they are going to put down a good well near us on Linda Vista Mesa, a responsible concern.

I hope the baby is getting along fine as well as the good wife and if you will let me know what your home address is now I will send you some avocados from our ranch around Christmas time just to let you know that Southern California is thinking of you and yours.

Yours very truly,

These are the names of the people in the neighborhood. Yours very truly, and the names of the people in the neighborhood are the same as the names of the people in the neighborhood.

On the 10th of the month of the year. Yours very truly, and the names of the people in the neighborhood are the same as the names of the people in the neighborhood.

EF:ACK
The names of the people in the neighborhood are the same as the names of the people in the neighborhood.

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SOUTHWEST COAST LAND COMPANY

247 Park Avenue

New York

December 4th, 1933.

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Colonel Fletcher:

I have your letter of November 27th, enclosing Mr. Nelson's letter, which I am herewith returning to you. My letter of a few days ago, which has probably reached you by now, explains our position in the Solana Beach matter. Briefly, it is that we will not, under any circumstances, take title to any of this property against which there is any indebtedness for past state, county, or irrigation district taxes or charges. We will charge off the balance of our loss if necessary, and wait on our other property until times get better.

Mrs. Crocker joins me in kindest regards to you and Mrs. Fletcher, and wishes me to tell you how much she appreciated the last avocados. Our address is No. 31 East 61st Street, New York City.

Yours sincerely,

Frank L. Crocker
Pres.

January 10, 1934.

Mr. Frank L. Crocker,
247 Park Avenue,
New York, N. Y.

Dear Mr. Crocker:

In accordance with our recent conversation I am sending you herewith information relative to delinquent assessments, water charges and taxes existing against the Solana Beach Vista Tract and lands of the Rancho-Solana Corporation as follows:

Schedule 1. - Statement of all assessments, water charges and State & County taxes now carried against the property with interest computed on Irrigation District back assessments to January 20, 1934, and on State & County back taxes to February 1, 1934.

Schedule 2. - Statement showing effect of new legislation by which penalties and portion of interest charges are waived in the case of Irrigation District assessments for 1930 and 1931 if paid before March 1, 1934, and by which similar penalties are waived in the case of State & County taxes for 1930, 1931 and 1932 if paid before April 20, 1934.

Schedule No. 1 shows the amount of charges now due and unpaid. In addition to these charges, the second installments of Irrigation District assessments and charges, and State and County taxes will be due within the next five months as follows:

	<u>Solana Beach Vista</u>	<u>Rancho- Solana</u>	<u>Total</u>
Irrigation District Assessment, - 2nd Installment - 6/25/34	\$440.16	\$ 5593.98	\$ 6034.14
Stand-by Water Charges - 6/15/34 - 2nd Installment - approximately,	46.00	5000.00	5046.00
State & County Taxes - 4/29/34	345.50	2022.30	2367.80
Totals,	\$631.66	\$12616.28	\$13447.94

Mr. Frank J. Crocker,-- 2.

1/10/34

Schedule No. 2 shows the minimum amount necessary to be paid in order to get the benefit of savings made possible by recent legislation. Every property owner in the District who is delinquent in the payment of irrigation district assessments or State & County taxes, or both, should be interested in taking advantage of the opportunity offered to effect these substantial savings before the time limit expires, if at all possible to arrange.

Regarding the District's present situation and future outlook, the successful efforts of the Board of Directors during the past year in securing a modification of the District's water agreement resulting in savings of \$75,000 over a five year period, and in working out an adjustment with the District's bondholders, resulting in savings of \$84,000 over a five year period, have made it possible to reduce our annual assessment this year 41% as compared with the previous years assessment. We also have reasonable assurance that the District's application for a refunding loan from the Reconstruction Finance Corporation will be favorably acted upon. This will effect savings in the District's expenses of \$40,000 annually.

Likewise, in the case of State and County taxes, the burden on real estate has been considerably reduced through adoption in this State of a retail sales tax.

It is evident, therefore, that the annual carrying charges in the District will be materially less in future years, and the cost of holding property in anticipation of future sale or development considerably modified.

I hope the enclosed schedules will assist you in your consideration of plans to pursue in connection with the present status of the property and the future handling thereof. If I can be of any further assistance please do not hesitate to call upon me.

Yours very truly,

Secretary-Manager.

WOB:B
Encls.

SCHEDULE 1.

**SUMMARY OF TOTAL IRRIGATION DISTRICT ASSESSMENTS
AND WATER CHARGES, STATE & COUNTY TAXES DUE AS OF
FEBRUARY 1, 1934 FROM SOLANA BEACH VISTA TRACT
AND LANDS OF RANCHO SOLANA CORPORATION**

ITEM	SOLANA BEACH VISTA			RANCHO-SOLANA CORPORATION			TOTAL	TOTAL
	OLD BASIS	NEW BASIS	SAVING	OLD BASIS	NEW BASIS	SAVING	NEW BASIS	SAVING
SANTA FE IRRIGATION DISTRICT								
1930 Certificates of Sale	\$ 516.30	\$ 335.89	\$180.41	\$ ---	\$ ---	\$ ---	\$	\$ 180.41
1931 " " "	1454.25	1188.81	265.44	9864.51	7779.00	2085.51		2350.95
1932 " " "		1352.45			21506.12			
1933 Stand-by Water Charges (net)		92.01			8371.47			
1933 Assessment - 1st Installment		440.16			5593.98			
1933 Assessment Penalties		53.22			1396.55			
1933 Stand-by Charges-1st Inst.(net)		46.01			3755.90			
TOTAL - IRRIGATION DISTRICT		\$3508.55			\$48403.02		\$51911.57	\$2531.36
STATE & COUNTY								
1930 Certificates of Sale	\$1471.62	\$1158.50	\$213.12	\$ ---	\$ ---	\$ ---		\$ 513.12
1931 " " "	1995.37	1716.94	278.43	3478.56	3113.87	364.69		643.12
1932 " " "	1161.28	1128.72	32.56	5505.59	4797.38	708.21		740.77
1933 Taxes - 1st Inst. incl. Penalty		373.26			2184.12			
TOTAL - STATE & COUNTY		\$4377.42			\$10095.37		\$14472.79	\$1697.01
GRAND TOTAL		\$7885.97			\$58498.39		\$66384.36	\$4228.37

SCHEDULE 2.

SCHEDULE OF 1930 AND 1931 IRRIGATION DISTRICT ASSESSMENTS AND 1930-1931-1932 STATE & COUNTY TAXES LEVIED AGAINST LANDS OF RANCHO-SOLANA CORPORATION, SHOWING REDUCTIONS IF PAID BEFORE MARCH 1, 1934 AND APRIL 20, 1934, RESPECTIVELY

DESCRIPTION	Sec.	Twp.	Rg.	IRRIGATION DISTRICT			STATE & COUNTY TAXES				TOTAL SAVING
				1930-31	New	Saving	1930-31	1932	Total	New	
				Certificates	Basis		Taxes	Taxes		Basis	SAVING
NE 1/4 of SW 1/4	1	14	4	\$ 654.94	\$ 594.95		\$ 238.40	\$393.76		\$ 674.13	
SE 1/4 of NE 1/4 of NE 1/4	1	14	4	171.43	155.39		73.60	122.20		208.79	
NE 1/4 of NE 1/4	2	14	4	104.52	94.56		40.20	66.13		113.40	
SE 1/4 of NE 1/4	2	14	4	286.69	260.17		30.80	50.37		86.57	
NE 1/4 of SW 1/4	31	14	3	510.47	281.79		193.09	309.53		536.24	
Lots 5-6-7 & SE 1/4 of SW 1/4	31	14	3	339.49	308.17						
NE 1/4 of NE 1/4	34	13	4	24.81	22.10						
SE 1/4 of NE 1/4	34	13	4	442.72	402.02						
NE 1/4 of NE 1/4	34	13	4	46.77	42.06		260.60	427.93		734.31	
SE 1/4 of NE 1/4	34	13	4	32.26	28.87						
NE 1/4 of NE 1/4	34	13	4	235.62	214.20		102.00	161.18		280.84	
SE 1/4 of NE 1/4	35	13	4	722.37	656.25		265.60	441.94		754.44	
NE 1/4 of NE 1/4	35	13	4	186.07	163.70		43.20	70.96		121.75	
SE 1/4 of NE 1/4	35	13	4	1200.43	1091.30		444.40	736.28		1259.01	
NE 1/4 of NW 1/4	35	13	4	418.68	380.16		149.40	245.28		420.92	
SE 1/4 of NW 1/4	35	13	4	614.69	558.36		329.80	543.56		931.38	
NE 1/4 of NW 1/4	36	13	4	1994.55	1812.77		634.20	1043.75		1789.47	
Solana Beach Vista Tract				1592.21	1367.83		2590.50	1085.31		4004.16	
				9378.72	8439.65		5395.79	5698.18			
Interest & Penalties to Feb. 1, 1934				2456.34	864.05		1549.76	968.69			
TOTALS				\$11835.06	\$9303.70	\$2531.36	\$6945.55	\$6666.87	\$13612.42	\$11915.41	\$1697.01

4 yrs.

10 yrs.

December 5, 1934.

Mr. F. L. Crocker,
247 Park Avenue
New York City

My dear Mr. Crocker:

I acknowledge receipt of yours of Nov. 30th regarding the offer of Rancho Solana Corporation. I see your point of view about being held for taxes, water rates and assessments. This has never been done in the State of California. It is a question whether it could be legally enforced.

Your objection is entirely overcome by having the Rancho Solana Corporation deed the property to a private individual, irresponsible, someone whom you might designate and after the Rancho Solana Corporation has stepped out of the picture and the title is in the name of the private individual, or corporation that you might name, then the Southwest Coast Land Company could cancel the mortgage and the title would be free in the name of anyone you named, subject only to taxes, water rates and assessments.

It is impossible and impractical to sell this property and I would not advise the Southwest Coast Land Company to make any firm obligation until the Rancho Solana Corporation is out of the picture. If they got wind of any deal we were trying to make they would hold us up and blackmail us at the point of a gun. The Rancho Solana Corporation is assuming all of the taxes and assessments on their 200 acres.

Things have developed rapidly here regarding the Varney situation and I have decided to come East again this coming week, arriving in New York next Monday morning, December 10th. May I see you on that date? The young lady would not give me your telephone number, otherwise I would have telephoned you while I was in New York Monday, Tuesday and Wednesday. I knew where you lived but I did not feel like going to your house uninvited and disturbing you. I know you were up against the real thing, with many problems while I was in New York but I do hope this time the way will be clear. I will be registered at the Biltmore Hotel next Monday morning, December 10th and hope to see you that day.

Yours sincerely,

EF:KLM

SOUTHWEST COAST LAND COMPANY

247 PARK AVENUE

NEW YORK

December 17th, 1934.

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Colonel Fletcher:

This is to confirm our understanding when you were last here. If the Rancho Santa Fe will clean up the bankruptcy proceedings and the injunction against our foreclosure suit is withdrawn, and they allow us to proceed to judgment in that suit, Southwest Coast Land Co. will deed to them without further payment, free from the mortgage lien but subject to all other taxes assessments and encumbrances, the 200 acres of land which you indicated to me. Southwest Coast Land company will not give up any of its legal rights and claims against Rancho Santa Fe, its officers, stockholders and successors.

With kindest regards and the Season's Greetings to you and your family, in which Mrs. Crocker joins me, I am,

Yours sincerely,

Frank L. Crocker

December Eighteenth
1 9 3 4

Mr. F. L. Crocker
247 Park Ave.
New York

My dear Mr. Crocker:

Confirming our verbal understanding in New York last Monday I by all means recommend the deeding to the Rancho Solana Corporation 200 acres on the East line of the Southwest Coast Land Company's property as per map herewith attached, land which I consider of the least value adjoining Rancho Santa Fe. In consideration of this the Rancho Solana Corporation will withdraw their insolvency proceedings and final foreclosure is secured on the notes to the Southwest Coast Land Company by the Rancho Solana Corporation, formerly the Rancho Santa Fe Corporation.

- The map attached will show in green the lands to be deeded and in red the ownership of lands which will eventually come to the Southwest Coast Land Company again. The Rancho Solana Corporation to assume all delinquent taxes taking the property as is, to the 200 acres which they are to retain.

Will you kindly write me a letter of confirmation in relation thereto.

I am happy to inform you that I have taken the matter up with certain Santa Fe officials on my way thru Chicago home. They are interested, are mighty glad to eliminate the Rancho Solana Corporation and have pledged cooperation with us in the development of the rest of the property.

With kind personal regards.

Sincerely yours,

EF:ASK

July 1, 1935

Mr. F. L. Crocker
247 Park Avenue
New York, N. Y.

My dear Mr. Crocker:

Answering yours of the 25th to Rancho Santa Fe and myself, assuming that the foreclosure sale is completed in the near future with title in a new owner, I would advise: First, that the title company bring down the certificate of title showing the property free and clear of encumbrance excepting taxes, immediately that the foreclosure is completed. Then you are sure to know that the title is O. K. We had better know it now if there are any defects whatever. Second, are you in a position financially to compromise and pay up all the taxes? There is no need to pay the state and county taxes until the 20th of April, 1936, at which time you can pay the state and county taxes and 7% interest and eliminate all the penalties. Under the present law, however, the state cannot sell any property for state and county taxes until September 1, 1936, during which time in my opinion a compromise with the supervisors can be made by the simple procedure which I have heretofore explained, of filing a suit on technicalities and effecting a compromise by mutual agreement.

Now, regarding the Santa Fe Irrigation District, we can not alone sue them to cancel the irrigation district taxes on technicalities and ask for a compromise but, in addition, they have used a certain fund which was set aside for years under a definite arrangement to put water on each ten acre tract through pipe lines, at the expense of the district. This fund has been exhausted, money that was to be used to put water all over your tract. There are one or two more claims that we can set up that might make it mighty interesting, whereby to force a compromise on taxes.

I have written this letter on the assumption, of course, that you don't want to lose title to your property and will, when absolutely necessary, be in a position to bring about a compromise and pay up existing taxes.

The La Mesa District of 22,000 acres, the Vista District of 20,000 acres, and the San Dieguito District of 4,000 acres, have been refinanced at about 50¢ on the dollar by the R.F.C. There are matters you will remember that I was working on in Washington for the last year or two. The Santa Fe District in which your property is located has not yet been refinanced as there is a squabble between the district directors and the city over the modification of the contract.

December 1934
1 2 3 4

Mr. F. L. Crockett
247 Park Ave.
New York

My dear Mr. Crockett:

Confirming our verbal understanding in New York last Monday I by all means recommend the leasing to the Rancho Solana Corporation 200 acres on the East line of the Southwest Coast Land Company's property as per map herewith attached, land which I consider of the least value adjoining Rancho Santa Fe. In consideration of this the Rancho Solana Corporation will withdraw their previously proposed and final foreclosure in secured on the notes to the Southwest Coast Land Company by the Rancho Solana Corporation, formerly the Rancho Santa Fe Corporation.

The map attached will show in green the lands to be leased and in red the ownership of lands which will eventually come to the Southwest Coast Land Company again. The Rancho Solana Corporation to assume all delinquent taxes taking the property as is, to the 200 acres which they are to retain.

Will you kindly write me a letter of confirmation in relation thereto.

I am happy to inform you that I have taken the matter up with certain Santa Fe officials on my trip Chicago home. They are interested, are highly glad to eliminate the Rancho Solana Corporation and have pledged cooperation with us in the development of the rest of the property.

With kind personal regards.

Sincerely yours,

EL:ACK

Mr. F. L. Crockett
#2

I am trying to bring about harmony between these two now. We had the same sort of squabble with the La Mesa District and hanging on my wall in my office is a resolution of thanks from the La Mesa District for my services both in Washington and San Diego. I think we can overcome this unfortunate situation, and in the near future.

When completed and Santa Fe District refinanced our bonded indebtedness and our cost of operation will be cut in two for not alone will we save 50¢ on the dollar on all our obligations but in addition get our rate of interest cut down from 6% to 4%, which is the rate of interest the R.F.C. are asking from the new bonds, also we have a spread of 34 years in which to pay.

I am happy to inform you that, thanks to the S.F.R.A. and county funds, without expense to the property owners we are paving the road from Solana Beach clear to Rancho Santa Fe with an oil macadam road for two miles through your property without a dollar of expense to you, the main traveled road. To my son Ed Junior should go most of the credit for this new activity.

I am writing today to the Santa Fe people calling their attention to the fact that we are ready to open up negotiations to acquire this property after the foreclosure is completed. Is this still your desire?

The way the Federal Government is spending money it is hard to tell what to invest in. You may want to keep this property. It's as good an investment as any in Southern California. What is your reaction today in the matter of disposing of same?

With kindest regards

Sincerely yours

EF:RC

August 3, 1935

Mr. F. L. CROCKER
247 Park Avenue
New York, N. Y.

My dear Mr. Crocker:

The decree of foreclosure was entered against Rancho Solana Corporation on July 25, 1935. Mr. Lovett says that he is ready to proceed with the sale thereunder unless for some reason you desire it to be delayed.

The amount of the judgment is a little over \$507,000. You said you were going to have someone else bid in the property. Is there anything along that line that I can do to expedite matters. The party who bids it in will have to pay in revenue stamps \$1.00 for each thousand dollars that it is bid in at. Naturally it should be bid in for as little as possible, keeping in mind, however, that the Rancho Solana Corporation can redeem for whatever amount it is bid in for, so the price should be the lowest price that you would be willing to sell the land for. The above is just a suggestion for your consideration.

Appreciating an early reply and with kind regards

Sincerely yours

EF:RC

My dear Earl:

Thanks for your note.

E. F.

SOUTHWEST COAST LAND COMPANY

247 PARK AVENUE

NEW YORK

August 21st, 1935.

Colonel Ed Fletcher,

1020 Ninth Avenue,

San Diego, California.

Dear Colonel Fletcher:

On my return to the office this morning, I received your letter of August 3rd. I have not yet found a purchaser for the Rancho Solana property so I do not want Mr. Lovett to proceed with the sale until he hears from me. In the meantime, I shall appreciate receiving a copy of the decree of foreclosure as entered.

With kind regards, I am,

Yours sincerely,

F. L. Crocker

Attached
is the copy
of letter

5x
September 23, 1935

Mr. Frank L. Crocker
247 Park Avenue
New York N. Y.

My dear Mr. Crocker:

I came on unexpectedly on Redwood matters; the project is looking more promising every day. Was sorry to hear that you are not in New York and are expected here Tuesday or Wednesday. I must be in Washington Tuesday. My address - Willard Hotel, and expect to be there Tuesday and Wednesday. Before I left I contacted Mr. John Burnham, Mr. Clotfelder of the Santa Fe Land Improvement Company, and others, and believe something can be worked up satisfactorily. Would you consider a proposition along these lines:

1st: This syndicate assume and pay up all existing delinquent taxes.

2nd: These gentlemen have an option for five years to take over the property at \$150 an acre, adding five per cent interest each six months to the cost price and having reasonable release clauses for the sale of the property, so that from time to time as they sell they can get releases. A mutual arrangement to be made regarding restrictions for the benefit of the property and it being understood and agreed that they are to keep up all taxes as long as they hold the option. These people would want the right to build roads and do some planting at their own expense and in no way would you be liable. I believe a deal along these lines can be worked up. I have with me a map showing contours, subdivision, and the whole plan of development. The survey and work in connection therewith as evidenced by this map has cost over \$5,000, but it is a question if they want to be tied down exclusively to this map. It will give you an idea of a splendid plan for development that can only be of benefit to your property as they carry it out. If interested all I want now is a letter along the general lines above mentioned in which you say that you would consider a proposition along those lines, if submitted by responsible people. It would be understood that the money they put up to pay all the delinquent taxes would be used in the matter of releases on the purchase price of \$150 an acre. There is no question but values have gone down 60% to 70%

-2-

the last three or four years and hundreds of pieces of property have been sold at twenty-five cents on the dollar of values of 1929. I just received a telegram that the Santa Fe district have prepared a plan for the approval of Mr. Schram, chief engineer for the R.F.C. in Washington, my personal friend, whereby the directors of the R.F.C. are asking Mr. Schram's approval of a plan whereby the directors of any district which has been re-financed by the R.F.C. has the approval of the R.F.C. to go ahead and take a deed to any delinquent properties three years or more and sell it when in the judgment of the directors they get a chance to sell and deduct full delinquent taxes and penalties and give the balance back to the original landowner. You will remember I sent you a letter a year or more ago, signed by the secretary of the Santa Fe Irrigation district in which your land is located to the effect that it would be the policy of the directors of the Santa Fe Irrigation district to immediately take a deed where the law permitted it and sell the property for taxes, leaving the landowner out in the cold the minute they had that legal right. I showed this letter to Mr. Schram in Washington, he said it was cold-blooded, would not stand for it, and as I understand it, made it a condition of the R.F.C. refinancing in the Santa Fe district, in fact all districts, that a method satisfactory to the R.F.C. was to be agreed upon regarding the sale of delinquent landowners' property. That agreement is now before Mr. Schram for final approval and I hope to see him tomorrow and block it, at least until you can pass on it. I would appreciate it if you would send me a telegram if you want me to return to New York; if so, when. I want to go West. I would like a letter along the lines above mentioned regarding the sale of the Solano Beach property to take back with me to Chicago. If it is not necessary for me to come back to New York, if you will kindly send me a wire, I will telephone you and perhaps we can settle these matters by telephone. I am in your hands and will follow out your wishes, so please let me hear from you Tuesday care of the Willard Hotel as to your pleasure in the matter.

With kindest regards to the good wife, and I do hope the two children are husky and well, I am

Sincerely yours,

P.S. You will remember the Santa Fe district could not come to terms with the city of San Diego, so the Santa Fe district went into court claiming insolvency. I have been working hard with the city officials and the day before I left a final compromise was agreed and signed up. The R.F.C. have already approved everything and the Santa Fe district is absolutely assured of re-financing by the R.F.C. at fifty-three cents on the dollar with the Irrigation district paying only four per cent instead of the present six per cent rate and thirty-three years to pay for it, with a bond issue of only about \$45 to \$50 an acre against the district lands.

ΤΟΠΙΚΗ ΕΠΙΣΤΟΛΟΓΙΑ

November 29, 1935.

November 29, 1935.
 My dear Mr. Crocker:
 I am very glad to hear from you and to hear that you are well. I am well and hope this letter finds you the same. I am very glad to hear that you are well and hope this letter finds you the same. I am very glad to hear that you are well and hope this letter finds you the same.

My dear Mr. Crocker: I have the pleasure to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I have also the pleasure to inform you that the same has been forwarded to the proper authorities for their consideration. I have also the pleasure to inform you that the same has been forwarded to the proper authorities for their consideration.

Enclosed find copy of letter that I have written to Mr. Lambert re the Santa Fe Irrigation District taking a deed to all the delinquent property, including yours and mine.

belonged to me. I have a set-up for the acquisition of your land and ours, and perhaps the unsold acreage of the Santa Fe Railroad, in the Santa Fe District, but could not move a foot until I knew the amount that the Santa Fe District will take to clean up the delinquent taxes. With penalties the taxes would have amounted to considerably over \$100,000, which I have always figured was out of the question. Last Saturday I received from the Secretary of the Irrigation District the following statement, over the telephone, prepared at my request:

Total delinquent assessments of the Rancho Solana Corporation,
inclusive of 1934 taxes amounting to \$32,163.96
(this includes interest at 7% from July 1, 1934)
(but eliminated all penalties)

The above includes the 200 acres going to the Rancho Solana Corporation in the compromise.

I have been making a fight for reduced taxes on your property and ours, and for 1935 the total taxes on the Whitney property, including the 200 acres going to the Rancho Solana Corporation, amount to \$18,973.17, however, I am happy to inform you that owing to the refinancing with the R. F. C. and the rate of interest being reduced from six to four percent, that the taxes next year will be reduced to around \$11,000.

Under A. B. 1054, which I passed in the senate re the state and county taxes, all penalties are waived if paid on or before April 20, 1936, and I find the total delinquent state and county taxes, including 7 percent interest, and including the 200 acres going to Rancho Solana Corporation to be approximately \$17,800.00.

Mr. Frank L. Crocker
247 Park Avenue
New York, N. Y.

My dear Mr. Crocker:

I am sorry to be compelled to write to you that there is a serious question in my mind as to how friendly the Santa Fe District is to the Whitney interests.

Under the district law the property has been bought in by the District and the deed has been, or will be immediately, placed on record so I was informed by one of the officials today. Three or four of the best attorneys in the state have said that the deed is valid and that we are wholly at the mercy of the Irrigation District directors and at the present time you are legally dispossessed of your property.

I am enclosing copy of letter that I wrote the Irrigation District a few days ago that is fully explanatory. I have done everything I could for harmony and to protect your interests. The Irrigation District, however, is in a precarious situation. They have made a new deal with the City of San Diego and if they do not live up to it, they lose a large portion of their water rights, therefore, the land must be kept on the assessment roll, developed, and the water used, and the district's future obligations paid promptly, otherwise ~~they lose~~ valuable water rights and go into default again. Your land represents 20% or 25% of the value of the entire district.

I have never been able to sell this property because I never could get any definite statement heretofore as to how much the delinquency was or any compromise, and legally the District directors have not heretofore been in a position to grant anything excepting what the legislature approved. Now that they have taken a deed to the property and it is of record, as I understand it, they can compromise, so they say.

Today I secured from the most responsible official in the District the following informal offer of settlement for immediate action only, having spent several hours at the headquarters of the District at Rancho Santa Fe going over the matter.

The picture today is as follows: Your total delinquency, including 1955-56 assessments, is \$88,950.54. This includes a water stand-by charge for the last four or five years of \$24,026.44, approximately \$10,000 of added penalties and costs. From underground channels I have reason to believe that I can get all of these stand-by charges cancelled, as well as penalties and costs, leaving only the original assessments which amount to \$54,914.00

EP M

The picture today is as follows: Your total delinquency, including 1935-36 assessments, is \$88,850.64. This includes a water stand-by charge for the last four or five years of \$24,020.44, approximately \$10,000 of added penalties and costs. From underground channels I have reason to believe that I can get all of these stand-by charges cancelled, as well as penalties and costs, leaving only the original assessments which amount to \$54,830.00.

Mr. Frank L. Crocker
#2

which if paid immediately will cancel the irrigation district taxes completely with no further payments to make until the 1936-37 taxes go delinquent January 1, 1937. This includes the taxes on the 200 acres going to Rancho Solana under the compromise and I have every reason to believe they will pay their proportion now in cash which would be just that much less for you to pay. This does not include the Solana Beach Vista tract. The taxes are approximately \$10,000, but I can settle that for \$6,000, 18 acres of the finest land between the highway and the ocean.

If you do not settle and soon for the above, the property will unquestionably be sold to an outsider, and the Whitney interests will lose all of their equity. Three or four of the best attorneys in the state, so I was told today, have said that there is no question that the title is perfect in the name of the District, once recorded, without any chance to redeem except at the pleasure of the Board of Directors of the District.

Mr. William Boettiger, Secretary of the District, so I have been told, has informed the Board of Directors that you have, both verbally and in writing, stated that you were not interested in the property and would not be a party to paying the taxes under any condition and would not put up any money to redeem. This is all news to me but it has been taken by the Board of Directors of the District at 100%. I explained to them that what you probably meant was that the Southwest Coast Land Company would never again take title to the property, but I have always understood from you that you intended to have someone else take a deed. Otherwise it would have been foolish for you even to spend the money for the compromise and foreclosure suit, but kiss the whole thing goodby.

Drastic action is absolutely necessary or you will be sold out, sure as fate. As a friend I advise you to put up the money immediately as demanded by the District. I will put through this compromise and let the District deed the property to anyone you select. If you want the Ed Fletcher Co. to take the deed temporarily in trust you can set the terms and conditions, just hold it for you in trust until it is disposed of, it is all O. K. with me. The Fletcher family own all the stock of the corporation and they can hold it in trust for you if desired.

I have reason to believe that someone has tried to double-cross us and buy the property direct from the District directors, out from under us. I hope this is not true, but Mr. Donnersberger is in Chicago, I don't know where Mr. Burnham is just now, and we have only time to do one thing and that is, before it is too late, settle up with the District. After that, when we are in an independent position, I am sure the property can be sold to save something out of the wreck, any way.

Mr. Frank L. Crocker
#3

I have gone to a great deal of trouble and pains and time to whip this situation into shape. The State and County taxes, including this year's taxes, after wiping out all penalties, if paid before April 20 next are \$2,750 approximately. It was my bill which I passed in the last legislature that made possible the elimination of all penalties on state and county taxes.

I am happy to inform you there will be no further imposition of water service charges. I think I have accomplished a great deal in getting the Board of Directors to take the responsibility of waiving these charges of \$24,936.44 when over 60% of the land owners have paid those charges heretofore and you go Scott free. This applies to any of the penalties as well.

With the Santa Fe District refinanced by the RFC to the tune of about 50¢ on the dollar, with interest charged reduced two-thirds this is a property in which there should be considerable equity and your interest protected.

This is my final appeal. The question of my compensation for any services I have rendered heretofore and in connection with this present deal if you take advantage of this settlement and redeem your property, I leave wholly to you, and will go the limit to whip this syndicate into shape for quick action.

Will you please answer by air mail what your final conclusions are in the matter?

I have just received a letter from Mr. Donnersberger from Chicago, who could, if he wanted to, take this over himself, asking me to hurry up and submit a final proposition, which I could not do before today and which I dare not to until I get your reaction to this letter. I am sure either Donnersberger or Burnham alone can handle this proposition if they want to, and naturally the Santa Fe Land and Improvement Company will cooperate with us in every way possible and probably be a party to a new syndicate if desired by the other parties I have mentioned.

I am sorry not to write you any better news but I have done the best that I could.

With kindest regards

Sincerely yours

EF:RC
Enc.

247 Park Avenue
New York

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Colonel Fletcher:

Your letter of December 20th has just reached me. Mr. Boettiger has not quoted me correctly. Southwest Coast Land Company has no objection to taking title to the property and paying the taxes and liens against it, provided it had a purchaser who would indemnify it and agree to buy the property at a substantial profit to us and protect his agreement with cash or securities.

I don't agree with you that it was foolish for us to spend the money necessary to foreclose. This was but a drop in the bucket compared to our already extensive loss and we went to this further expense in the hope, in which I understood you shared, that a purchaser would be found at the foreclosure sale. Since there appears to be no such purchaser procurable, we do not care to put up any more money now but we reserve all of our legal rights under the foreclosure suit as against anything that the Santa Fe Irrigation District may do.

Mrs. Crocker and I are enjoying the crate of

sent 14th day

June 25th 35 -
to Bettiger.

December 28th, 1935.

which has no
intention of
purchasing this
property for the
foreclosure
sale

Col. E.F.

-2-

December 28th, 1935.

delicious grapefruit which you sent us for Christmas, and extend to you and Mrs. Fletcher, and your family, our sincere regards and best wishes for the coming year.

Sincerely yours,

H. L. Crocker

January 3, 1935 [1936]

Mr. F. L. Crocker
247 Park Avenue
New York, N. Y.

My dear Mr. Crocker:

I am in receipt of your letter of the 28th and contents noted.

You sent me a copy of your letter of June 25, 1935, to the Santa Fe District, attention Mr. Boettiger, in which you state that the Southwest Coast Land Company has no intention of purchasing the property on the foreclosure sale. That, together with your conferences with Mr. Boettiger, has given me the impression that you have abandoned the property unless a sale has been made.

You can readily see how impossible it has been for me to make any sale until I could get some definite understanding with the directors of the District as to what the reduction would be for a compromise settlement. We have one of two things to do, pay between \$100,000 and \$150,000 with all penalties, and no intending purchaser would consider doing anything until the District took a deed. Legally the directors could make no compromise until they had taken a deed to the property. They would be liable under their bond as well as establishing a precedent.

I have made every effort to do something and am working with Edward M. Fowler of Pasadena. I made mention to him of your property. He writes back that he cannot negotiate with me regarding the Rancho Solana or South Coast Land Company property as it has already been offered to him through another man, Mr. Metcalf, at \$100 an acre. His letter of December 23rd is before me to that effect. ~~What~~ Metcalf is or whether you have given any authority to others to sell the property, I don't know, but I have faith that there is some mistake. Otherwise you would have written me. You know I have been trying to get \$150 an acre.

I am looking forward to seeing you in the near future.

With kindest regards

Sincerely yours

EF:RC
Air Mail

R A D I O G R A M

Mackay Radio

THE INTERNATIONAL SYSTEM

Commercial
Cables

All America
Cables

Postal

Telegraph

CLASS OF SERVICE DESIRED	
DOMESTIC	FOREIGN
DAY LETTER	DAY LETTER
NIGHT LETTER	NIGHT LETTER
DEFERRED	DEFERRED
URGENT	URGENT
SHIP RADIOGRAM	SHIP RADIOGRAM

CHECK
RECEIVED'S NUMBER
TIME FILED

Send the following radiogram "VIA MACKAY RADIO"
subject to the terms on back hereof, which are hereby agreed to:

DOMESTIC SERVICES } 15 WORDS FOR THE
USUAL PRICE OF 10

DCC-8 80

January 10, 1936

F. L. Crocker
247 Park Ave.
New York, N. Y.

SANTA FE DISTRICT DIRECTORS RECORDED DEED TO ALL DELINQUENT PROPERTIES
ORDERED TITLE SEARCH AND SOIT QUIET TITLE ON YOUR AND OTHER PROPERTIES
HAVE POSSIBILITY SELLING PROPERTY IN CHICAGO FEEL SHOULD DISCUSS
MATTER WITH YOU FIRST WILL YOU PAY MY DRAFT THREE HUNDRED DOLLARS
EXPENSES TRIP IF SO SEE YOU FRIDAY NEXT WEEK YOUR PLEASURE WIRE ANSWER.

ED FLETCHER

Charge Ed Fletcher Co.
1020 9th Ave.

EF:RC

TO SEND A MESSAGE TELEPHONE MAIN 4177 OR ANY POSTAL TELEGRAPH OFFICE
FOR MESSENGER TELEPHONE POSTAL TELEGRAPH OR RING POSTAL CALL BOX.

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

1201-S

CLASS OF SERVICE

This is a full-rate
Telegram or Cable-
gram unless its de-
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sign above or preced-
ing the address.

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

J. C. WELLESLEY
FIRST VICE-PRESIDENT

WESTERN
UNION (21)

SIGNS

DL = Day Letter
NM = Night Message
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter
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Received at 341 Plaza, San Diego, Calif. Always Telephone Main 2151

1936 JAN 10 PM 1 22

FA212 49-ST NEWYORK NY 10 356P

COLONEL ED FLETCHER=

1020 NINTH AVE SANDIEGO CALIF=

MINUTES IN TRANSIT	
FULL-RATE	DAY LETTER

TELEGRAM RECEIVED SHALL NOT BE HERE FROM MONDAY UNTIL TWENTY
SEVENTH STOP SANTAFE DISTRICT ACTION NOT UNEXPECTED BUT
PROBABLY KNOCKS INTO A COCKED HAT ALL POSSIBILITY OF
REALIZING ANYTHING ON OUR SOLANABEACH INVESTMENT SHALL BE
GLAD TO HAVE YOU WRITE ME PARTICULARS AND YOUR VIEWS AT
YOUR CONVENIENCE REGARDS=

CROCKER.

THE QUICKEST, SUREST AND SAFEST WAY TO SEND MONEY IS BY TELEGRAPH OR CABLE

January 10, 1936

Mr. F. L. Crocker
51 East 61st Street
New York, N. Y.

My dear Mr. Crocker:

I thank you for your prompt telegram of the 10th in answer to mine.

All is not lost by any means. I have reason to believe that you have a real chance of blocking the sale and invalidating the district's plan to seize your property. You can give them a run for their money in court.

I am having a legal opinion prepared by Judge Lovett and same will be forwarded to you a little later on showing the defects in title so far as the district directors are concerned. There have been so many irregularities in the assessments, the lack of proper notice, etc., that you may knock them out entirely. The brief that I am having prepared please submit to your attorney, or before you leave New York drop me a line as to who your attorney is so that I can send Judge Lovett's written opinion to him for his analysis of the situation. In this way we can get quick action.

The suit will undoubtedly be brought here and your interests must be fully protected. I believe Judge Lovett can be of assistance to you.

As State Senator I do know that the Irrigation District Association of California introduced bills validating certain irregular acts of irrigation districts in this state, of which the Santa Fe District was one member vitally affected, but the Governor refused to sign the bill.

I will keep you posted.

Please drop me a line on receipt of this.

I wish you were coming to California and assume you are going to Florida. Sometime I want you to catch a big totuava in the gulf similar to the one I caught four weeks ago, weighing 183 pounds. We feel we live out here.

With kindest regards to the family

Sincerely yours

Air Special
EF:RC
Enc.

February 25, 1936

AIR MAIL

Mr. Frank L. Crocker
247 Park Avenue
New York, New York

Dear Mr. Crocker:

Mr. Lovett and I have been working hard trying to find a solution of the Southwest Coast Land Company's problems here pertaining to the Whitney lands in the Santa Fe District.

Through Mr. Gilson and Mr. Boettiger, both of whom you have seen, the Board of Directors are under the impression that you have entirely abandoned the project and undoubtedly in a few days suit will be brought to acquire title from all I can understand.

I would suggest that the cheapest way to save your equity would be to either directly or indirectly offer to pay this year's current taxes, get the property back on the tax roll again, and make a compromise settlement of 50¢, 40¢ or 50¢ on the dollar for back assessments. Make some offer is my advice, otherwise as sure as the sun rises and sets, you are going to have endless litigation and perhaps the loss of the property. There are a half dozen defenses with a probability of winning one or two. If any error can be found in computation of the amounts of the assessments for the year on which the tax deed is based, that would be another defense.

Mr. Lovett says that the case can be kept in Court for a year or more any way. I should have something definite from you by return mail.

With kindest regards,

Sincerely yours,

EF/jv

February 23, 1938

Mr. F.L. Crocker
247 Park Avenue
New York, N.Y.

My dear Mr. Crocker:

Answering yours of February 27th. I thank you for your prompt action regarding Quit Claim Deed to 6.6 acres to your Company. I have asked Rancho Solano Corporation to send the Deed to me, I will have it recorded immediately and will write you further on this subject later.

Please give me an outline of any compromise which you would be willing to accept re: The Santa Fe Irrigation District. The main thing is they want to get the property back on the tax roll and feel certain that the property taxes will be forthcoming hereafter and that water will be used on the property. They want to protect their water rights under their agreement with the City of San Diego, and if they do not use the water within the next six or seven years, they are just out that is all.

I would appreciate any suggestion that you can make personally so that I can go to work on them and try to get some action in your behalf.

Thanks for the telegram. Have heard nothing from Pan-American's representative.

Sincerely yours,

EF/jv

April 8, 1938.

Mr. F. L. Crocker
247 Park Ave.,
New York

My dear Mr. Crocker:

I have received from Mr. Webster notice of filing of suit to quiet title by the Santa Fe Irrigation District against Rancho Solano Corporation and Southwest Coast Land Company.

In conference with Mr. Lovett today he states there are two grounds on which there is a chance for defeating the action. First that the district collected assessments illegally in that they levied them to cover an anticipated deficit of water sales which is not such a subject as the law authorizes assessments to be levied for. The other ground is possible errors in calculations. This can only be determined by an examination of the books, but if errors have been made in calculations we have a splendid chance.

You have thirty days in which to answer and the case will not go to trial for three or four months, possibly longer. If you have no other plan I suggest Mr. Lovett file an answer within the 30 day period. His charge for that service will be not to exceed \$50.00.

What is your pleasure in the matter? A copy of this letter has been sent to Mr. Webster.

Yours sincerely,

EF M

April 15, 1936

AIR MAIL

Mr. F.L. Crocker
247 Park Avenue
New York, N.Y.

My dear Mr. Crocker:

I have had a conference with Mr. Clotfelter the Vice-President of the Santa Fe Land Improvement Company and the man who has charge of the Rancho Santa Fe holdings. He is most influential with the Board of Directors of the Santa Fe Irrigation District.

You have reached the point where it is a matter of litigation or compromise. There is a very bitter feeling of the Directors against the Rancho Solana Corporation, Messrs. Gross, Slater, Lambert, et al, and you are included in it for the reason they have interpreted your meanings with the Santa Fe District Directors as having taken the attitude that you do not wish to put up a dollar and have not co-operated with them. (It is Mr. Clotfelter's suggestion that you instruct the Rancho Solana Corporation to deed the rest of the property over to my daughter Catherine H. Taylor, a Quit Claim Deed, and let us be in position to make a compromise, and let her be in position to make a compromise with the Irrigation District, rather than have endless litigation. Mr. Clotfelter's opinion is that some compromise can be made. It goes without saying, my daughter will hold your equity, whatever it is, in trust. It will expedite matters and I am sure bring about some adjustment in the very near future, without your having to pay up your taxes - as I understand you have no intention of doing so.

I am sending this letter by Air-Mail and asking for your reaction to a plan of this kind, before any commitment is made, I would wire for your approval of any settlement with the District.

Sincerely yours,

EF/jv

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE

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

**WESTERN
UNION** (11)

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

A. C. WELLS
FIRST VICE-PRESIDENT

SIGNS

DL - Day Letter
NM - Night Message
NL - Night Letter
LC - Deferred Cable
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Received at 341 Plaza, San Diego, Calif. Always Telephone Main 2151 1936 APR 15 AM 10 14

FAT30 26-GT NEWYORK NY 15 1254P

COLONEL ED FLETCHER

1020 NINTH AVE SANDIEGO CALIF

LETTER THIRTEENTH RECEIVED CANNOT LEGALLY INSTRUCT RANCHO SOLANA AS REQUESTED BUT AS MORTGAGEE WOULD BE INCLINED TO APPROVE ANY ARRANGEMENT YOU MAKE WITH THEM AND CLOTFELTER-CROCKER.

MINUTES IN TRANSIT
FULL RATE DAY LETTER

THE QUICKEST, SUREST AND SAFEST WAY TO SEND MONEY IS BY TELEGRAPH OR CABLE

April 18, 1936.

Mr. F. L. Crocker,
247 Park Ave
New York, N. Y.

My dear Mr. Crocker:

Answering yours of the 13th and your telegram, will say that I have been to Los Angeles, contacted both Mr. Gross personally and by telephone today and I also received this morning a letter from Mr. Clotfelter, copy of which is herewith enclosed.

Mr. Gross approves this plan, in principle, as outlined by Mr. Clotfelter and so do I. Mr. Gross is wiring me to that effect. As this conference is going to take place on Tuesday with the Board of Directors, we have not a moment to lose. My suggestion is that you wire me on receipt of this letter along the following lines:

"Will deed property to C. H. Taylor who may enter into contract with the district along lines satisfactory to you and subject to my final approval."

This will expedite matters and gives you a chance to save something out of the wreck. Once we get a contract we then have something to sell. By making a contract along these lines at a price much lower than the accumulated delinquencies and penalties, then the district will carry out its obligation to the RFC and the original land owner has got a chance to save something. Everything will depend upon the terms and conditions which we will submit to you.

The vital thing is that we must have release clauses so that we can sell any of the property at any time. I am going to make a fight to have separate contracts, even a dozen or more so that we can pay up on one and drop the other if necessary. This is probably a matter that you will have to leave to my judgment. I would hate to see the whole thing tied up in one contract. We should make separate contracts on the parcels as assessed, at least. You might make a reservation in your telegram to me covering that point.

Yours sincerely,

EF M

April 22, 1936

Mr. F. L. Crocker

247 Park Avenue

New York, N. Y.

My dear Mr. Crocker:

Mr. Lovett drew up the answer with the Rancho Solana Corporation and the Southwest Coast Land Company, real estate title of the Santa Fe Irrigation District. I sent Mr. Lovett up to see Mr. Gross and Mr. Lambert, Secretary of the Rancho Solana Corporation, also your Mr. Webster. Mr. Lambert on the date of April 22, 1936 wrote as follows:

My dear Colonel:

Mr. Lovett, as you know, was here at my office yesterday. He has given the situation a great deal of thought both as to the facts connected with the defense and the form of the answer.

Mr. Slater is in the East and Mr. Gross left last night. If the time for filing our answer could be continued thirty days or more it would be a good move for all of us.

Mr. Lovett and I agree upon the manner of proceeding.

(Signed) S. E. LAMBERT

While in Los Angeles, Mr. Lovett said Mr. Webster would not sign without your consent. Mr. Lovett was very careful to prepare the answer so as only to protect your interests as mortgagor. I believe you should approve of what Mr. Lovett has done and let the answer go in.

Frankly, I do not trust the Rancho Solana crowd, they would not hesitate a moment, knowing the attitude you have taken in the past, to let the thing go by the board, and if no answer was put in by either the Southwest Coast Land Company or the Rancho Solana Corporation, we would be completely out. Mr. Lovett informed me that Mr. Gross told him that there was no need of an answer until the 1st of May. Gross is crazy because the papers were served on him April 1st and we only have until May 1st. I telephoned Mr. Lambert yesterday, and wrote him as a matter of record, calling attention to the fact that they had been served on April 1st, and we looked to them to put in their answer. Mr. Lambert reported that the answer prepared by

Mr. P. J. Crocker:

Mr. Lovett was satisfactory, that he would sign it and send it down to us for recordation today.

I had intended to have the balance of the property decided to O. J. Taylor, and wrote a check or more ago to Mr. Cross to have the property decided to O. J. Taylor so that O. J. Taylor could enter an answer before May 2nd - the date the Southwest Coast Land Company must answer. This will put us in the clear and keep you out of it as you have from time to time desired. Mr. Cross promised to execute the deed but did not and went East. I am suspicious of him on that account. Mr. Lambert over the phone yesterday said that inasmuch as both Cross and Slater were in the East, the deed could not be signed until one of them returned. I am watching out for double-crossing where the Rancho Solana Corporation might work in with the Santa Fe Irrigation District - believing you would not answer to protect your interests, and they might cook up a new deal once both our equity and theirs was knocked out and the District be in position to furnish a clear title. If Lambert does not send down the Rancho Solana Corporation answer, I will wire you because the answer must be in by next Friday, May 1st, and the Southwest Coast Land Company by May 2nd.

Mr. Lovett tells me if the Southwest Coast Land Company does not put in an answer, but if the Rancho Solana does, the Southwest Coast Land Company as mortgagee or its successor and interests could probably go into Court and be protected under the judgment - if the Rancho Solana Corporation in good faith fought the proposition and won, it would put the Southwest Coast Land Company interests completely in the hands of the Rancho Solana Corporation, and they could then do as they please. For that reason, I hope you will have Mr. Webster sign the answer so we may record it before the 2nd of May. This will give us plenty of time to see what Clotfelter can do in the form of a compromise, and whether it is advisable to litigate or not. At least it strengthens our hand and lets the Santa Fe Irrigation District know that we do not propose to let them steal the property.

Sincerely yours,

COBY

SOUTHWEST COAST LAND COMPANY

May 4th, 1936

Santa Fe Irrigation District,
Rancho Santa Fe,
San Diego County, Calif.

Gentlemen:

I have your letter of May 1st, 1936.

This corporation has no intention,
and never has had any intention, to reacquire, directly
or indirectly, the Rancho Solana lands which it sold many
years ago and on which it holds a mortgage.

We have interposed an answer to your
suit on the advice of our counsel that we shall win the
same.

Yours respectfully,
SOUTHWEST COAST LAND COMPANY,

By (signed) F. L. CROCKER
PRESIDENT

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

1201-S

CLASS OF SERVICE

This is a full-rate
Telegram or Cable-
gram unless its de-
ferred character is in-
dicated by a suitable
symbol above or pre-
ceding the address.

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

J. C. WILLEVER
FIRST VICE-PRESIDENT

WESTERN
UNION (05)

SYMBOLS

DL - Day Letter
NM - Night Message
NL - Night Letter
LC - Deferred Cable
NLT - Cable Night Letter
Ship Radiogram

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Received at 341 Plaza, San Diego, Calif. Always Telephone Main 2151

1936 MAY 20 AM 8 12

NAS 31 DL COLLECT-BI NEWYORK NY 20 1050A

ED FLETCHER CO=

SANDIEGO CALIF= 1020-91

HAVE LOVETT TODAY AIR MAIL CROCKER ASSIGNMENT SOUTHWEST
COAST LAND CO TO CATHERINE F TAYLOR JUDGMENT MORTGAGE OF
RANCHO SOLANA WASHINGTON TONIGHT GENE WITH ME TELEPHONE
HOUSE WONDERFUL DAY MASS=

ED FLETCHER=

THERE IS NO DEPENDABLE SUBSTITUTE FOR WESTERN UNION TIME

SOUTHWEST COAST LAND COMPANY

247 Park Avenue
New York

July 14th, 1936.

Colonel Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Colonel Fletcher:

Answering your letter of July 6th,
I am enclosing herewith, duly executed, assignment of
judgment to Catherine F. Taylor against J. Stuart Blackton
and Paula Blackton for the sum of \$12,725.10.

Yours sincerely,

Flora C. Brown

Enclosure.

DAY LETTER	NIGHT MESSAGE
NIGHT LETTER	SHIP RADIOGRAM

WESTERN UNION

CHECK
ACCTG. INTRN.
TIME FILED

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

November 24, 1936

FRANK L. CROCKER
247 PARK AVENUE
NEW YORK, NEW YORK

HAVE RECEIVED NO ANSWER MY LETTER OCTOBER TWENTIETH ARE YOU INTERESTED
PERSONALLY OR HAVE YOU ANY FRIENDS THAT MIGHT BE INTERESTED IN FINANCING
PROJECT ALONG LINES OUTLINED ALL NET REVENUE AFTER COMMISSION RECEIVED
APPLIES FIRST TO ANY ADVANCES AND INTEREST THEN PARTLY ADVANCING MONEY
SECURING REASONABLE INTEREST IN REMAINING ASSETS KINDLY WIRE ANSWER TODAY
MY EXPENSE HAPPY THANKSGIVING TO YOU

ED FLETCHER

Chgo. Ed Fletcher Co.
1020-9th Ave.

THE QUICKEST, SUREST AND SAFEST WAY TO SEND MONEY IS BY TELEGRAPH OR CABLE

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

1201-S

Service

This is a full-rate
Telegram or Cable-
gram unless its de-
ferred character is in-
dicated by a suitable
symbol above or pre-
ceding the address.

WESTERN UNION

(53)

SYMBOLS

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NL - Night Letter
LC - Deferred Cable
NLT - Cable Night Letter
Ship Radiogram

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1936 NOV 24 PM 2 57

SA355 22-GT NEWYORK NY 24 505P

ED FLETCHER

1020 NINTH AVE SANDIEGO CALIF

YOURS TWENTY FOURTH RECEIVED SORRY OVERLOOKED YOUR LETTER
OCTOBER TWENTIETH NONE OF MY CLIENTS APPEAR TO BE INTERESTED
IN PROPOSITION THEREIN PROPOSED

F L CROCKER

THERE IS NO DEPENDABLE SUBSTITUTE FOR WESTERN UNION TIME

November 25, 1936

AIR MAIL

Mr. F.L. Crocker
247 Park Avenue
New York, N.Y.

My dear Mr. Crocker:

I appreciate your prompt answer to my telegram of November 24th.

I am between the devil and the deep blue sea here, the litigation is on, the case is going to trial again, it has cost me several thousand dollars already to litigate, and we are making the fight of our lives with the District, and now the Southwest Coast Land Company disclaim any interest in the property - having deeded it to my daughter.

What I want to know is, does the Southwest Coast Land Company claim any legal right or equity in the property, or was same waived when it was deeded to my daughter, Mrs. Taylor? In other words, is she a freeland to dispose of the property as she sees fit? Some plan will have to be made to carry on the litigation and outside money secured so to do, and I take it from the deeds given and letters written that the Southwest Coast Land Company have kissed good-bye their equity.

Before taking any action whatever to try and save something out of this wreck, I felt duty-bound to ask you just where my daughter stood in the matter, and whether the Southwest Coast Land Company claim any legal or equitable interest in the property. I am trying to raise outside finances and carry on in her behalf.

May I please have your reply at an early date - this will be gratefully appreciated.

Sincerely yours

EF/jv

*Till Calif Nevada
Electric*

December 28, 1936.

Mr. Frank L. Crocker,
247 Park Ave.,
New York City.

My dear Mr. Crocker:

For two years I have been negotiating trying to make a little money selling ninety-odd thousand shares of San Diego Consolidated Gas & Electric Company stock, which carries control, and is owned by the Standard Gas & Electric Company, formerly a Byllesby Corporation. Confidentially, I believe we can organize a syndicate friendly to The Nevada-California Electric Corporation, formerly Southern Sierras Power Company, to buy. Their system connects with the San Diego Gas & Electric both from Imperial Valley and Riverside.

Enclosed find copy of telegram I received from B. W. Lynch, President of the Standard Gas & Electric Company a few days ago.

I have been offered by this syndicate \$100,000 if I put the deal thru. I have had Washington friends approach the Securities Exchange Commission, and personally know C. Roy Smith, Public Utility Director. I know they are friendly to the Integration Plan whereby The Nevada-California Electric Corporation should own and control the San Diego Gas & Electric Company. I know that the Securities Exchange Commission would approve the exchange of obligations of Standard Gas & Electric for the controlling common stock of the San Diego Consolidated Gas & Electric, and it is our intention to approach them on that basis.

Do you mind contacting the Chairman of the Board of Directors of the Standard Gas & Electric in New York. His name is Mr. Victor Emanuel, and he seems to have more to say about the situation than Mr. Lynch of Chicago, the President from what I have recently heard. I do not want any names mentioned, but ask his reaction to the sale of the San Diego Consolidated Gas & Electric common stock, either for cash or for obligations of Standard Gas & Electric. They have some two or three hundred millions obligations

-2-

outstanding. I would appreciate your assistance in this matter and will compensate you well if a deal can be made thru your negotiations with Mr. Emanuel.

With kindest personal regards and wishing you and yours the Compliments of the Season,

Yours sincerely,

(signed) ED FLETCHER

EF 1

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scribed character is in-
dicated by a suitable
symbol above or pre-
ceding the address.

WESTERN UNION

(29)

SYMBOLS	
DL	Day Letter
NL	Night Letter
LC	Deferred Cable
MLT	Cable Night Letter
Ship Radiogram	

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

J. C. WILLEVER
FIRST VICE-PRESIDENT

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FA143 24=GT NEWYORK NY 4 1256P

1939 JAN 4 AM 10 31

COL ED FLETCHER=

1020 9 AVE SANDIEGO CALIF=

LETTER DECEMBER TWENTY EIGHTH RECEIVED WILL UNDERTAKE GET
IN COMMUNICATION WITH GENTLEMAN MENTIONED AND ADVISE YOU
FURTHER SHORTLY HAPPY NEW YEAR TO YOU ALL=

FRANK L CROCKER.

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE
This is a full-rate Telegram or Cablegram unless its de-
scribed character is in-
dicated by a suitable
symbol above or pre-
ceding the address.

WESTERN UNION

(09)

SYMBOLS	
DL	Day Letter
NL	Night Letter
LC	Deferred Cable
MLT	Cable Night Letter
Ship Radiogram	

R. B. WHITE
PRESIDENT

NEWCOMB CARLTON
CHAIRMAN OF THE BOARD

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Received at 341 Plaza, San Diego, Calif. Always Open. Telephone Main 2151

FA109 27 DL=GT NEWYORK NY 11 128P

1939 JAN 11 AM 11 09

COLONEL ED FLETCHER=

1020 NINTH AVE SANDIEGO CALIF=

SORRY HAVE BEEN UNABLE TO CONTACT PARTY REFERRED TO YOUR
LETTRE DECEMBER TWENTY EIGHTH AND FEAR I CAN BE OF NO HELP
IN THAT QUARTER KIND REGARDS=

FRANK CROCKER.

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

F. L. Crocker

247 Park Avenue
New York

December 29, 1942

Col. Ed Fletcher,
1020 Ninth Avenue
San Diego, California.

Dear Col. Fletcher:

We have received the balance of the judgment in the San Diego Mesa case, to wit \$29,700. and I shall be glad to have you write me quite frankly what compensation you think you should receive for your services in connection with the disposal of this property.

It is needless to say that we all appreciate how much your continued efforts in our behalf contributed to the final disposition of the matter.

Again, a Happy New Year to you and yours.

Sincerely,

F. L. Crocker

original in vault

F. L. Crocker

247 Park Avenue
New York

December 29, 1942

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1020 Ninth Avenue
San Diego, California.

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Again, a Happy New Year to you and yours.

Sincerely,

F. L. Crocker

January 11, 1943

Mr. Frank L. Crocker,
247 Park Avenue,
New York, New York.

My dear Mr. Crocker:

Answering your recent letter regarding the sale of the Southwest Coast Land Company property to the government on Linda Vista Mesa, will say I certainly appreciate your friendly spirit and your recognition of my service in the matter.

As I remember the original price the government put on the property for sale purposes was \$33,000 and the final settlement that we worked out was \$62,700.00.

I did not receive a dollar, directly or indirectly from Higgs, Fletcher and Glen, the attorneys whom I recommended that you let handle the condemnation case in court. As a matter of fact, owing to the volume I wrote my son and told him to cut his compensation right in half, and he did it in making his contract with you. He represented eight or nine other parties in court on the Camp Elliot property, or nearly half of the entire ownership of the condemned property.

Answering your questions, as I wrote you, I felt that I was entitled to a minimum of 5%, the customary commission out side of the City of San Diego is 10%, but generally on smaller sales. We pay 10% commission on all of our sales at Grossmont, Fletcher Hills and in the back country.

Enclosed find copy of my agreement with Senator Allen Breed, Jr., a member of the State Senate that shows you what my arrangement was with him, which I personally handled. Also my arrangement with Mr. and Mrs. Joe Fazio. You use your own judgment, my friend, and let your conscience be your guide. Anything over 5% that you think is fair under the circumstances will be agreeable and acceptable to me without a word.

The truth of the matter is there are absolutely no undeveloped lands without water selling at any price, and if it had not been that I saw the opportunity, went to Washington, made the lease and kept the government from going to San Clemente Island, your land would be laying there

Mr. Frank L. Crocker, #2

today without a chance of its being sold at over \$6.00 or \$8.00 an acre. As I wrote you before I purchased two years ago 880 acres for \$5,000, cash, that adjoins your property on the south, nearer San Diego and with two miles of highway frontage. After we had made the lease to the government I also bought another 160 acres for \$1,000; another 240 acres for \$2,000, all of which the government condemned. I eventually made a settlement with the government on everything excepting the 880 for which I paid \$5,000 and which is a matter of public record the amount I paid. I also had bought 200 acres adjoining for \$7.00 an acre, so we went to trial on the 1080 acres, on which the government had only agreed to give us \$8,800, as I remember it. After the jury was picked, the Jew lawyers increased the price to \$15,500. We came down to \$20,000. This they refused to pay and the jury rendered a verdict of \$16,387.00, as I remember it, which the government paid. I had a lot of fun and gave them a run for their money anyhow.

By the way, the State Senate has just sent Senator Mayo and myself to represent the state at the National Conference of State Governments to be held in Baltimore, January 24th to 27th.

If you want to see me personally I could stop off and see you in New York, but I want to get back at the earliest possible moment.

We are having a battle royal in California over federal vs state rights. The government has stepped in and now control the power and water rights of Shasta Dam and Friant Dam and the administration is going to come from Washington and it doesn't suit us very well and there is now in the Supreme Court the questions of whether the State or United States own the water rights. Water is the blood of the soil with us.

It may be possible that we can see each other while I am in the East, if so, kindly give me a wire--State Capitol, Sacramento. I leave here the night of the 20th of January.

I would appreciate an Air Mail letter from you giving your reaction in relation to the above.

With kindest personal regards, I am,

Sincerely yours,

PS: The Avocados and grapefruit are getting ripe now and I would love to send you some fruit right off of our orchard if you will give me your home address. I hope the good lady and family are well.

P. L. Crocker

247 Park Avenue
New York

January 14, 1943

Col. Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Col. Fletcher:

I have your letter of January 11th and have taken the matter up with my principals who agree with me, if the arrangement is satisfactory to you, to pay a 5% commission on \$33,000. and a 10% commission on \$29,700. or a total commission of \$4,620.00.

If you are satisfied, wire me and a check will be sent in the next air mail.

With kind regards, I am

Sincerely yours,

P. L. Crocker

Letter 14th Received Satisfactory
Make check to Ed Fletcher
Sending same to San Diego
Very grateful
Ed Fletcher

original in vault

P. L. Crocker

247 Park Avenue
New York

January 14, 1943

Col. Ed Fletcher,
1020 Ninth Avenue,
San Diego, California.

Dear Col. Fletcher:

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If you are satisfied, wire me and a check will be sent in the next air mail.

With kind regards, I am

Sincerely yours,

P. L. Crocker

Letter 14th Received Satisfactory
Make check to Ed Fletcher
Sending same to San Diego
Very grateful
Ed Fletcher

Brady

San Francisco, Cal.
August 1, 1901

Mr. J. L. Brown
1030 Fifth Avenue
San Francisco, Cal.

I have your letter of January 1st and have
been very glad to hear of your success with me. It
is very pleasant to hear of your success. I am
on \$50,000.00 and a 10% commission on \$50,000.00
mission of \$5,000.00.

If you are satisfied with me and a check will
be sent to the next day.

With best regards, I am

Sincerely yours,

J. L. Brown

CRANE & CO.

BOND NO. 211

F. L. Crocker

247 Park Avenue
New York

January 21, 1943.

Col. Ed Fletcher,
Ed Fletcher Company,
1020 Ninth Avenue,
San Diego, California.

Dear Col. Fletcher:

I take pleasure in enclosing herewith the check of Southwest Coast Land Company for \$4,620.00 in payment of your commissions to date due by Southwest Coast Land Company. This is all that is coming from us but I hope that you will make a substantial sum out of your half interest in the Kelley tract. It has been one of the great privileges of my business life to have been associated with you for so many years, during all of which your ability and integrity have been so outstanding.

With kindest regards, I am

Sincerely yours,

Frank L. Crocker

original in vault

F. L. Crocker

247 Park Avenue
New York

January 21, 1943.

Col. Ed Fletcher,
Ed Fletcher Company,
1020 Ninth Avenue,
San Diego, California.

Dear Col. Fletcher:

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With kindest regards, I am

Sincerely yours,

Frank L. Crocker

Ed Fletcher Papers

1870-1955

MSS.81

Box: 5 Folder: 28

General Correspondence - Crocker, F.L.



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