

Special Delivery

November 25, 1938

Mr. Bert L. Ball
825 Title Guarantee Building
5th & Hill Streets
Los Angeles, California

My dear Mr. Ball:

It was a pleasure to renew acquaintance, and I enjoyed meeting you. As per our understanding, I am submitting a map showing Fletcher Hills in red which we control, approximately 1800 or 2,000 acres.

We came in on the highway marked in circle (1) and traveled East on Broadway turning to the left, thence back to Broadway junction, or as I have outlined to you on the map, thence traveling South to Grossmont following the main highway as outlined over to the High School which is marked "High School", thence to Grossmont just West of the High School. There are two small lots sold which I outlined to you where the two houses are built, one sold for \$1,000 an acre, the other for \$2200 an acre. The land is within the boundaries of the La Mesa Irrigation District, or, at least two-thirds of the acreage. A&ID #4 is Broadway through road or an arterial highway. The Bond issue was for about \$50.00 an acre for the roads - this can be settled for 50¢ on the dollar with the Bondholders today.

A&ID #19 covers all the roads in blue running from Grossmont to the South line of Lot 58, paved highway, cast iron water mains, and graded roads - about \$400. an acre. This can be settled for 30¢ or 40¢ on the dollar on easy terms, and is owned by one concern. Satisfactory arrangements can be with the Irrigation District in the matter of delinquent taxes, and what I am asking you today is this: Would you be interested in letting me submit to you a plan whereby we can make these adjustments, put in as little money as we can to get everything cleared off ready for sale, you to get back your money at 6% interest, and getting a certain percentage of the gross receipts in addition - giving us, say eight or ten years to work it out - you putting up the money for the taxes as they come due - no money to be paid the Fletcher Company interests until you have received your money back and interest, all money from all sales to go to you through a Trust Agreement of some kind until you are fully reimbursed.

A selling agency can be created and a reasonable commission paid with a reasonable amount allowed for advertising. This property has electricity, water, with City gas only 1/2 mile away from our Southernly boundary, and it is only 15 or 20 minutes to the center of town to the property with four paved arterial highways to the property

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Mr. Bert L. Ball:

from San Diego. It will probably take six months or a year to work this proposition out, and I will be glad to go into it in detail with you on Wednesday when I am in Los Angeles. I am just giving you the picture today.

I am also submitting to you a map showing in yellow, green, blue and red the lands which we control between Rancho Santa Fe and the ocean, approximately 1800 acres. If we can satisfy the Board of Directors of the Irrigation District that the taxes will be paid for five years on this property, and that immediate building in the development of roads and subdivision of the property is made, I am sure I can get the Santa Fe Directors to settle up all the delinquent taxes, both State, County and District not to exceed \$25,000 or \$30,000. This property is just outside the townsite of Solana Beach where I met you at the Bank of America Building Sunday.

That you may have some idea of the values, Lot 4, 18 acres, marked in circle (X) in red, I sold for \$3600.00 an acre in 1929, and the portion marked in yellow I sold for \$600,000 - secured \$200,000 cash and the property came back on a mortgage. That marked in green adjoining Rancho Santa Fe, and that in black and red is property which the Ed Fletcher Company own entirely separate from the \$600,000 sale, containing about 500 or 600 acres.

Would you be interested, in case we put this property in Trust, 1800 acres between Rancho Santa Fe and the ocean, to put up the money to settle with the Santa Fe District Directors, and in addition, the necessary money, probably \$100,000, to build roads, clear the land and put the property in shape for sale; also guarantee the payment of the Irrigation Districts taxes for a period of five years. The taxes are on an average of \$8.00 or \$9.00 an acre a year, according to my best recollection. I can secure this date for you definitely by Wednesday.

My idea also would be to make you a proposition of the return of your money and interest and then dividing up - putting everything in Trust. I would want at least \$10,000 or \$15,000 in addition to pay up and settle my taxes in the townsite of Solana Beach which is not included in this proposition.

Can I see you in Los Angeles Wednesday afternoon? If so, at your office and at what time - I would prefer around three or four o'clock. This letter is just a suggestion to give you an idea as to whether or not you would care to be identified in the development of either of these properties with us. If not, would you care to make a definite loan in sufficient amount to clean up the taxes and get these properties in shape to put on the market and sell? I will go over this matter with you fully Wednesday afternoon.

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Mr. Bert L. Ball:

As you know, I have been negotiating with two different parties pertaining to clearing up the title and disposing of these properties. I am leaving Thursday night for Chicago on this and other matters, but I will be glad to know if you have seen enough to warrant you to seriously consider becoming interested in either one or both of these properties.

On receipt of this, will you kindly wire me what hour I can meet you Wednesday afternoon in your office.

With kind regards,

Sincerely yours,

BY/jv

December 12, 1934.

Mr. Bert L. Ball,
225 Title Guaranty Bldg.,
Los Angeles, California.

My dear Mr. Ball:

I did enjoy meeting you yesterday and going over matters. It is interesting to me to know that while I was telling you the judge would undoubtedly take the case under the proviso that he was rendering his opinion from the bench yesterday afternoon.

The tax was declared invalid on the following grounds:

That the tax collector had not given proper notice of the time of payment of taxes and when they became delinquent but had given a misleading notice.

That the property had been assessed and taxed without deduction for several miles of public roads, 4 reservoirs and roads to the reservoirs but instead the district had forced the defendant to pay taxes without the proper deductions.

That there were legal errors in computing the amount of taxes.

That there were errors in the description of the property and in the amount of sewage and errors caused by the use of unauthorized abbreviations.

This clears the atmosphere.

I did not receive your letter today and am compelled to fly to Portland tonight on important business, returning next Tuesday night. If your letter is here by that time I will take the matter up on Wednesday or Thursday of next week with the Board of Directors of the Los Angeles Irrigation District along the lines we discussed. I have already asked them for a date of meeting on Wednesday or Thursday.

With kindest regards, I am
Sincerely yours,

December 30, 1933.

Mr. Bert L. Ball,
325 Title Guarantee Bldg.,
Los Angeles, California.

My dear Mr. Ball:

I had a conference with the Board of Directors of the La Mesa District yesterday regarding cleaning up all of the delinquent taxes in Fletcher Hills. They will give me a final proposition in the next week or ten days.

In the meantime I hope to buy A. & L. D. No. 19 bonds for 50 cents on the dollar, or less. Some of the bonds are in hock in an estate, and we are trying to get the thing straightened out, so I will have something definite on that in the near future from my friend, Harold Reid.

I will recommend to the company that they go ahead and turn over Fletcher Hills No. 1 and No. 2, within the irrigation district to you, excepting the two houses and the 10 or 12 acres of land that goes with them, on the following basis:

You to pay \$15,000 in cash, take care of the taxes and any future expenditures, under your supervision and control in the matter of sale, etc. getting back first your money and five percent interest and the company will share alike with you in the next returns.

The title is clear excepting the easements and rights of way heretofore granted of record and subject to delinquent taxes.

An agreement to be drawn up mutually satisfactory to our attorneys. Please let me know if a proposition along these lines would be satisfactory to you, and I will have a regular form of contract drawn up. I am on my way to Sacramento, going thru Los Angeles Friday morning. Will you go to lunch with me at 12 o'clock at the Biltmore Hotel, day after tomorrow, Friday, the 1st. We can have an hour to talk things over. Kindly give me a wire on receipt of this.

The proposition between Rancho Santa Fe and the ocean I hope soon to be in a position to submit to you also, but am taking care of certain moral obligations first.

Yours sincerely,

Ed Fletcher Papers

1870-1955

MSS.81

Box: 1 Folder: 28

General Correspondence - Ball, Bert L.



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