



C.B. DAGGETT
MANAGER

San Diego, California, July 2 1910

Mr. Edw. Fletcher

My dear Mr. Fletcher

On the eve of departure to New York I am writing to thank you for affording me the opportunity of obtaining a glimpse of Grossmont. The wide spread beauty & commanding reach of the territory astonished me & I have been in San Diego several times during the past eight years. - What specially attracts me however ^{is} are the wonderful mass of boulders of every shape & ~~color~~ outline which characterize Grossmont to such a marked degree. - Great views can be obtained in these places in San Diego, though none, perhaps, more far reaching & unexpressed, but it is the boulder



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MANAGER

San Diego, California, _____

groups which the dwellers in Grossmont ~~will find~~ ^{will} find the more precious possession. - Allow me to compliment you on the clever way you have wound your roads around the contours in order to reach the best views as well & afford convenient travel through the property. -

If I am not presuming, allow me also to urge upon you the importance of retaining an unflinching regard for the natural vegetation of the region. - The scrub oaks, junipers & other natural growth should be let alone & encouraged if possible with water, & such trees as live oaks, Arizona cypresses, Casahuate, Hackes also used. - Please avoid the introduction of palms, Eucalypts,

KELLY LANDS

1178.08 Acres

Purchased June 7/ 1910.

Purchase Price ,approximately..... \$9,700.00

Cost of road thru property,

built by Morse Construction

Co., but not yet paid for..... 5,824.17

Taxes on property for 1911,

1912, 1913, 1914, 1915, 1916 ... 264.52

\$ 15,788.69

Land situated in the County of San Diego, State of California, described as follows, to wit:-

Tract No. 21-B. El Monte Ranch: Commencing at corner 1, Tract 21-B, being a 4x4 post that bears N. $73^{\circ}55'$ W. Two Thousand Two Hundred Ninety seven and $2/10$ (2297.2) feet from corner No. 31 of the El Monte Ranch, according to the plat and survey of the said El Monte Ranch, being map 1146 of Book 24 in the Recorder's Office of the Said County of San Diego, California; thence N. $35^{\circ}29'$ W. Two Thousand Three Hundred Forty-one and $1/10$ (2341.1) feet to corner No. 2 a 4x4 post on southerly line of County Road; thence along southerly line of County Road S. $45^{\circ}00'$ W. One Thousand Thirty-seven and $4/10$ (1037.4) feet; thence S. $36^{\circ}30'$ W. Eighty-three and $5/10$ (83.5) feet to a corner No. 3; thence S. $35^{\circ}29'$ E. Two Thousand Three Hundred Eighty-nine and $7/10$ (2389.7) feet to corner No. 4, a 4x4 post on north line of Cuyamaca Water Company; Thence along the north line of Cuyamaca Water Company North $31^{\circ}56'$ E. Ninety and $7/10$ (90.7) feet; thence N. $52^{\circ}47'$ E. One Hundred Seventy-four and $3/10$ (174.3) feet; thence N. $67^{\circ}27'$ E. Eighty-eight and $7/10$ (88.7) feet; thence S. $85^{\circ}43'$ E. Sixty-one and $5/10$ (61.5) feet; Thence S. $87^{\circ}05'$ E. Three Hundred Thirty-nine and $2/10$ (339.2) feet; thence north $25^{\circ}43'$ E. Three Hundred Nineteen and $3/10$ (319.3) feet; thence N. $54^{\circ}37'$ W. Three Hundred Ninety-five and $4/10$ (395.4) feet; thence N. $7^{\circ}07'$ E. Sixty-four and $5/10$ (64.5) feet; to point of beginning, the whole containing Sixty-five and $53/100$ (65.52) acres, more or less, according to plat hereto attached and made a part of this contract.

Tract No. 21 El Monte Ranch: A Portion of the El Monte Ranch according to Map No. 1146 Book 24 on file in the Recorder's Office of San Diego County, State of California, more particularly described as follows, to wit:-

Commencing at a point on the Northerly line of the County Road being Station 13630 according to road survey No. 303 in the County Surveyor's Office of San Diego County, said point of beginning N. $46^{\circ}09'$ W. Four Thousand Three Hundred Seventy-and $8/10$ (4370.8) feet from corner #31 of said El Monte Ranch.

Thence from said point of beginning S. $45^{\circ}00'$ W. Sixteen Hundred Seventy-seven and $3/10$ (1677.3) feet; thence S. $36^{\circ}30'$ W. One Hundred Nineteen and $3/10$ (119.3) feet to a 4x4 post on the Northerly line of said County road; thence N. $35^{\circ}17'$ W. Five Hundred Ninety-five and $9/10$ (595.9) feet; thence N. $38^{\circ}54'$ E. Eighteen Hundred Thirty-three and $2/10$ (1833.2) feet to a 4x4 post; thence S. $35^{\circ}29'$ E. Seven Hundred Seventy-five and $4/10$ (775.4) feet to the point of beginning.

Together with all water rights, riparian and otherwise, belonging or appurtenant to, or a part of said described property.

23
Wilkinson
Property
El Monte

NULTON PROPERTY

All that portion of the Rancho Bernardo conveyed to C. B. Gould by H. Taylor by deed dated the 11th day of October 1915 and recorded in Book No. 690 of Deeds, Page 106, Records of San Diego County, California, to which reference is hereby made for a more particular description lying and being within the Lake Hodges Reservoir site and above an elevation of 330 feet above sea level according to U.S.G.S. datum, being 524.5 acres.

GIPPS PROPERTY

The Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) and Lot Four (4) of fractional Section 32, Township 12 South, Range 2 West, S.B.M. and Lots One (1) and Four (4) of Fractional Section 5, Township 13 South, Range 2 West, S.B.M. containing 121.2 acres, more or less.

*Miss E.
Please make
to man like this.*

Description of Portion of Block 8 of Villa Caro Heights sold to
Chas. Earle Moore.

All that portion of Block 8 of Villa Caro Heights as said Block 8 is shown on Map No. 1345, filed July 3d, 1911, in the office of the Recorder of San Diego County, California, bounded and described as follows:

Beginning at the most Northwesterly corner of said Block 8; thence following the Northerly line of said Block 8 North $89^{\circ} 56'$ East 184.80 feet; thence South $41^{\circ} 46'$ East 42.26 feet; thence South $75^{\circ} 25'$ East 8.82 feet to a point in the said Northerly line of Block 8 and the true point of beginning; thence continuing along the Northerly line of said Block 8, South $75^{\circ} 25'$ East 100.00 feet; thence leaving the said Northerly line of Block 8 and running South $8^{\circ} 42'$ West 110.99 feet to a point on the Southerly line of said Block 8, said Southerly line being also the Northerly boundary of the San Diego Flume Company's Right of Way as shown on said Map #1345; thence following the said Southerly line of Block 8, North $78^{\circ} 30'$ West 66.35 feet to a point; thence continuing along the said Southerly line of Block 8 along a 280.80 foot radius curve to the left through an angle of $6^{\circ} 46'$ a distance of 53.20 feet to a point; thence leaving the said Southerly line of Block 8 and running thence North $8^{\circ} 42'$ East 118.38 feet to the said true point of beginning. Containing 0.26 acres.

ANNA T. GILLONS PROPERTY

10 acres

Lot 2, South La Mesa

Purchased on Feb. 10, 1912

Purchase Price..... \$ 1000.00

Taxes for 1912, 13, 14, 15

16 and 17..state.and.County..... 117.37

Taxes for 1912, 13, 14, 15, 16

and 17- City of La Mesa 57.13

\$ 1174.50

CROUSE PROPERTY

380 acres

Cost of grading \$ 5038.45

Taxes on the property are
as follows:

State and County:

1913.....	265.00
1914.....	277.86
1915.....	365.67
1916.....	430.48

City of La Mesa Taxes:

1913.....	103.20
1914.....	197.91
1915.....	270.48
1916.....	270.00

\$ 7199.05

Rancho Ex-Mission

Purchase Price, Jan. 11,
1912..... 35000.00

42199.05

original sent to Child

E A S E M E N T

WE, HARRY PAYNE WHITNEY and GERTRUDE V. WHITNEY, husband and wife,
and PAYNE WHITNEY and HELEN HAY WHITNEY, husband and wife,

For and in consideration of the sum of ONE DOLLAR (\$1.00) and
other valuable considerations,

DO HEREBY GRANT TO The County of San Diego, State of California,
an easement and right-of-way for a public highway and all the uses
pertaining thereto on and over the following described real
property situated in Townships 13 and 14 S., R. 4 W., S.B.M., in the
County of San Diego, State of California, bounded and described as
follows:

Parcel 1. A strip of land 60 feet wide, 30 feet each side of a
center line described as follows: Beginning at a point, said point
being N. 0°01'30" W. 630.86 feet from the SW corner of the SE¹/₄ of
Section 35, T. 13 S., R. 4 W., S.B.M., and running thence from said point
of beginning N. 89°32' E. 1157.59 feet to the beginning of a
curve to the left having a radius of 300 feet; thence along said
curve through an angle of 33°57' for a distance of 177.76 feet;
thence N. 55°35' E. 1914.09 feet to the beginning of a curve to the
left having a radius of 1000 feet; thence along said curve through
an angle of 12°43' for a distance of 221.95 feet; thence N. 42°
52' E. 350.58 feet to the beginning of a curve to the right having
a radius of 500 feet; thence along said curve through an angle of
33°49' for a distance of 295.10 feet; thence N. 76°41' E. 127.57
feet to the beginning of a curve to the right having a radius of
1000 feet; thence along said curve through an angle of 11°01' for
a distance of 192.27; thence N. 87°42' E. 1363.10 feet to the
beginning of a curve to the right having a radius of 2000 feet;
thence along said curve through an angle of 9°48' for a distance of
342.08 feet; thence S. 82°30' E. 1716.39 feet to the beginning of
a curve to the right having a radius of 1000 feet; thence along
said curve through an angle of 9°03' for a distance of 161.10 feet;
thence S. 73°27' E. 178.71 feet to the beginning of a curve to the
right having a radius of 300 feet; thence along said curve through
an angle of 48°30' for a distance of 253.95 feet; thence S. 24°57'
E. 44.18 feet to the beginning of a curve to the left having a
radius of 300 feet; thence along said curve through an angle of
24°42' for a distance of 129.33 feet; thence S. 49°39' E. 118.11
feet to the beginning of a curve to the right having a radius of
500 feet; thence along said curve through an angle of 26°44' for
a distance of 233.29 feet; thence S. 22°55' E. 432.96 feet to the
beginning of a curve to the left having a radius of 200 feet; thence
along said curve through an angle of 76°08' for a distance of
265.76 feet; thence N. 80°57' E. 132.22 feet to the beginning of
a curve to the right having a radius of 500 feet; thence along
said curve through an angle of 20°53' for a distance of 182.24 feet;
thence S. 78°10' E. 90.38 feet to the beginning of a curve to the
left having a radius of 1000 feet; thence along said curve through
an angle of 11°53' for a distance of 207.40 feet; thence N. 89°57'
E. 144.13 feet to the beginning of a curve to the left having a

radius of 800 feet; thence along said curve through an angle of $16^{\circ}57'$ for a distance of 236.66 feet; thence N. $73^{\circ}00'$ E. 11.14 feet to the beginning of a curve to the right having a radius of 600 feet; thence along said curve through an angle of $20^{\circ}04'$ for a distance of 210.13 feet; thence S. $86^{\circ}56'$ E. 691.03 feet to the beginning of a curve to the left having a radius of 300 feet; thence along said curve through an angle of $59^{\circ}36'$ for a distance of 312.06 feet; thence N. $33^{\circ}28'$ E. 21.39 feet to a point on the westerly boundary of the Rancho Santa Fe being also the center line of Linea del Cielo according to map of Rancho Santa Fe No. 1742 filed in the office of the Recorder for said San Diego County.

Parcel 2. A strip of land 40 feet wide, 20 feet each side of a center line described as follows: Beginning at a point, said point being S. $89^{\circ}54'$ W. 148.0 feet from the S W corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, T. 14 S., R. 4 W., S.B.M., and running thence from said point of beginning N. $19^{\circ}39'30''$ W. 1015.3 feet; thence N. $10^{\circ}23'$ E. 1040.1 feet more or less to an intersection with the southerly boundary of above described Parcel 1.

Parcel 3. A parcel of land 20 feet wide along and contiguous to the southerly boundary of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, T. 14 S., R. 4 W., S.B.M., and extending from the easterly boundary of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2 westerly a distance of 148 feet, more or less, to the easterly boundary of the above described Parcel 2.

TO HAVE AND TO HOLD the above granted and described easement unto the said Grantee, its successors and assigns forever, for road purposes.

WITNESS our hands and seals this 15 day of October 1924.

Signed and Executed in Presence of		<u>Harry Payne Whitney</u>
ask 148.0.	<u>Thos J. Regan</u>	<u>Gertrude V. "</u>
<u>Payne</u>	<u>J. J. Rollin</u>	<u>Payne Whitney</u>
		<u>Helen Hay "</u>

1915 Thos J Regan swore to Harry Payne & Gertrude V Whitney
 1915 Fred P. MacPhail to Helen H W.
 1916 - G. M. Blackman to Payne "

See second page
for Water rights

James H

LA MESA DEVELOPMENT COMPANY, a corporation organized under the laws of Arizona, and authorized to do business in the State of California, for and in consideration of the sum of Ten Thousand (\$10,000.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto James A. Murray, the following described property situate in the county of San Diego, State of California, to-wit:

REAL ESTATE PARCEL NO.1.

Beginning at the intersection of the Northerly line of Julian Avenue and the East Boundary line of El Cajon Valley Company's land as shown on Map 289, filed in the office of the County Recorder of said San Diego County December 30, 1886, which point is 40-33 feet North of the intersection of the center line of Julian Avenue and said boundary line; thence North 1173.5 feet along said boundary line to the San Diego River; thence North 60° 31' West 57 feet; Thence South 1248 feet to the Northerly line of said Julian Avenue; thence North 48° 03' East along the line of Julian Avenue to place of beginning.

REAL ESTATE PARCEL NO.2.

Beginning at a point on the East boundary line of El Cajon Valley Company's land as shown on said Map 289, 1213.83 feet North of the intersection of the center line of Julian Avenue and said boundary line; thence North along said boundary line 500 feet; thence North 60° 31' West 57 feet; thence South parallel to said boundary line 500 feet; thence South 60° 31' East 57 feet to point of beginning.

REAL ESTATE PARCEL NO. 3

Beginning at a point on the Northerly line of Julian Avenue and 50 feet West of the point of intersection of the center line of said Julian Avenue with the East line of El Cajon Valley Company's land as shown on said Map 289; thence South 48° 03' West along the Northerly side of said Julian Avenue 80.7 feet; thence North 1332 feet; thence South 60° 31' East 68.92 feet; thence South 1248 feet to Northerly line of Julian Avenue and place of beginning.

REAL ESTATE PARCEL NO. 4.

Beginning at the intersection of the Southerly line of Julian Avenue with the East boundary line of El Cajon Valley Company's lands as shown on said Map 289 which point is 40.33 feet South of the intersection of the center line of said Julian Avenue and said boundary line; thence along the South line of said Julian Avenue South 48° 3' West 190 feet; thence at right angles South 41° 57' East 213 feet to a point on said boundary line 285.4 feet South of the place of beginning; thence North to place of beginning.

REAL ESTATE PARCEL NO. 5

Beginning at a point on the East boundary line of El Cajon Valley Company's land as shown on said Map 289, 550.73 feet South of the point of intersection of the center line of said Julian Avenue and said boundary line; thence West 569.7 feet to the Southerly line of Julian Avenue; thence North $48^{\circ} 03'$ East along Southerly line of said Julian Avenue 574.7 feet; thence at right angles South $41^{\circ} 57'$ East 213 feet to point on said boundary line; thence South along said boundary line 225 feet to point of beginning.

Together with wells, pumps, pumping plant, oil tanks, storehouses and all other structures or personal property now situate lying or stored thereon, except the following:

Two gasoline engines, one being 35 horsepower West Coast the other being a Lambert, and three centrifugal pumps.

SUBJECT HOWEVER, to the following reservations and incumbrances, to-wit:

Forfeiture of title if intoxicating liquors are sold on said premises, as provided by various deeds of record.

Right of Way for pipe lines as reserved by El Cajon Valley Company.

Reservation by El Cajon Valley Company of all artesian water developed on said land as provided by various deeds of record.

Right of the public to the use of Willow road as shown on said Map 289, which right refers only to Parcel No. 4 above.

Said grantor also assigns, transfers and conveys to the said grantee all its right, title and interest in and to any water rights which it may have by virtue of filings by it on the stream of the San Diego River at or near the lands above described or filings made by its predecessors in interest, or any other rights which it may have to take water from the stream where said lands may cross the same.

TO HAVE AND TO HOLD to the said grantee his heirs and assigns forever.

IN WITNESS WHEREOF the said grantor, corporation, has caused these presents to be executed by its President and attested by its Secretary, with its corporate seal, who have thereunto been duly authorized by its Board of Directors, this 17th day of November, 1913.

(SEAL)

LA MESA DEVELOPMENT COMPANY.

By (Signed) M. C. Healion
President.

Attest:

(Signed) J. F. Maloney
Secretary.

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO. SS.

On this 18th day of November, 1913, before me,
C. B. Hansen, Notary Public in and for the County of San
Diego, State of California, personally appeared M.C. Healion,
known to me to be the President of La Mesa Development Com-
pany, the corporation that executed the foregoing instrument
and he acknowledged to me that such corporation executed the
same.

IN WITNESS WHEREOF. I have hereunto set my hand and
affixed my Notarial seal the day and year in this certificate
first above written.

(Signed) C. B. Hansen,

(SEAL)

Notary Public in and for the
County of San Diego, State
of California.

My Commission expires
May 27th, 1917.

WESTACRES

SAN DIEGO

CALIFORNIA.

L O C A T I O N

This tract of land, 4748.3 acres, lies eleven miles Northeast of San Diego, as shown by accompanying map, and is reached by two state highways which cross portions of the property at the northwest and southeast corners, requiring twenty-five to thirty minutes moderate driving from the U. S. Grant Hotel.

S O I L C O N D I T I O N S

The soils of this ranch are mostly of Granitic origin, heavily iron stained. They are typical of California's choicest citrus lands. These and lands in this vicinity have been pronounced by Dr. Coit, of the State University, (a recognized expert) to be of the best in Southern California, due to qualities of the soil, elevation, and climatic conditions.

G E N E R A L C O N D I T I O N S

This locality is as free from frost as any in Southern California. The general lay of the land is rolling, with valleys and smooth mesas. It lies about four miles from railroad station, which is reached by state highway, and at an elevation of from 300 to 800 feet.

This locality has a rainfall from "10 to 12" inches annually, U. S. Government Reports.

Mr. J. H.

D E V E L O P M E N T.

✓
The development will consist of the installation of a modern pumping plant, (Fairbanks-Morse type) on the San Diego River, one unit of which is contracted for February 1916 delivery, copy of contract accompanying this report, with a guaranteed capacity of 100 miners' inches minimum to 115 maximum, delivered through 2580 feet of 12" steel pipe to a reservoir holding 10 acre feet or 3,267,000 gallons - 600 feet above the pumping plant.

From the reservoir, water will be conducted to two distributing points through two steel pipe lines, each 6000 feet long. The cost of this installation is shown in the appended itemized estimates. These estimates are based upon guaranteed bids and costs of operation which accompany this report. Prior to, and concurrently with the installation of the water system, 1000 or more acres will be plowed and seeded to crops, such as barley, wheat, corn, potatoes, and beans, etc. The income from such to be applied to offset interest, taxes, and operating charges, thus putting the proposition on an income basis this year.

Various acreages will be planted in the spring of 1916 to Eureka lemons, Valencia oranges and Avacadoes, (Alligator Pears) as demonstration tracts.

A D D I T I O N A L A R E A S

A later development will add 1000 to 1200 acres to the lemon acreage above noted, and this additional area is in every way as valuable and desirable as the first unit; but lying further back and overlooking it.

C O M M E R C I A L D E V E L O P M E N T

Immediate practical results will be obtained

yearly from crops as before mentioned and later from sale of citrus lands. The entire grove area can be developed and sold within three to five years.

W A T E R C O N D I T I O N S & R I G H T S

Riparian rights on the San Diego River are appurtenant and run with the title to this land, the legality and priority of these rights having been admitted in Federal courts.

The property is a part of the original grant to the Mission Fathers, and has therefore the oldest and original titles, both to land and water, in this section. The river at this point, flows 6 to 8 months of the year and the run off is 13783 acre feet as per copy of letters attached of Chamber of Commerce of San Diego.

Wells will be either drilled or dug in the river bed as shown on accompanying map, and developed at once.

The entire drainage area of the river equals 434 square miles, and this flows through the canyon.

Wells in the valley below, 30 to 40 feet deep, pump 50 to 80 miners' inches of water. There are two springs upon the land that flow throughout the year.

Wells have been drilled north of this land, and good pumping wells developed. There is no reason to believe good pumping wells could not be drilled at many places on this land if so desired.

G E N E R A L C O N C L U S I O N S

The writer is fully confident that this tract of land when developed with water as above outlined, will sell at a minimum of \$300.00 per acre and should bring \$500.00, possibly considerably in excess of these sums, and

the plans of development as outlined are commercial, practical and economically sound.

H. C. Whipple

VILLA SITE SUBDIVISION.

A portion of the first unit of development, consisting of mesa capped hills facing south through west to north-northwest and breaking sharply on these faces, will later on be developed as Villa sites, each one of which will have an unobstructed view of the grandeur of the country.

In the writer's opinion, this portion of WEST ACRES has no peer in Southern California as a Villa site subdivision. The automobile makes it, in the sense of time, as truly a part of San Diego City as does the trolley any area within the city's corporate limits; and from these Villa sites, the back country is sufficiently low to allow unobstructed views of the great Sierra and San Bernardino peaks. The high mountains on the Mexican line stand out boldly to the south, and a full panoramic view of the ocean (overlooking the City of San Diego, 800 feet below) fills the Southwesterly view.

The outlook is magnificent, and with proper building and planting restrictions enforced, and the whole area intelligently landscaped and developed, with scenic driveways, an entirely unique residential subdivision can at a moderate cost be developed, which will readily sell at high prices to that wealthy class which are making Southern California their play-ground and which demands and can pay for a luxury. This development will require careful and thoughtful planning in all of its details.

"E X H I B I T G"

"Exhibit G" equals the first unit of pumping plant, now contracted for February 1916 delivery which will be installed at once.

"G"	One Diesel Engine, Pump, fittings and accessories, f.o.b. San Diego.....	\$14,531.00
	Suction pipe fittings.....	100.00
	1000 ft. 12" I.D. screw casing, 40# @ \$1.00.....	1,000.00
	1000 " 12" D.R.D.D. No. 149, 11# @ .60.....	600.00
	580 " 12" " " " " " 169, 9# @ .50.....	290.00
	4000 " 9" " " " " " 149, 8# @ .46.....	1,840.00
	2000 " 9" " " " " " 169, 6# @ .39.....	780.00
	Fittings, 12" pipe.....	100.00
	Fittings, 9" pipe (Tees and Valves).....	52.00
	Freight to San Diego @ \$3.00 per ton, 53 tons.....	159.00
	Haulage, Engine and Pump, T90 Ranch.....	400.00
	Haulage, (delivered on ground) @ \$5.00 per ton.....	275.00
	Tools and Accessories.....	215.00
	Fuel supply equipment (estimated).....	342.00
	Cement, 50 bbls. @ \$2.75 ".....	137.50
	Gravel and sand (estimated).....	37.50
	Excavations (estimated).....	100.00
	Supplies, Lumber and incidentals (estimated).....	200.00
	Buildings (pump and engine) ".....	1,500.00
	Labor, pumping plant installation ".....	300.00
	" Pipe line installation, 5 men ".....	375.00
	Board, 90 days \$10.00 ".....	900.00
	Superintendency, 90 days.....	600.00
	Trenching for pipe line, 2¢ per foot.....	171.60
	Reservoir, 10 acre ft. capacity, or 3,267,000 gal.	
	Estimated labor, cu. yd. 25¢, 4000 cu. ft.....	1,000.00
	Incidentals (emergencies).....	250.00
	Insurance (protective labor)?	

\$26,255.60

OPERATION COST OF ONE UNIT OF PLANT.

See Exhibit "G"

For one unit plant, 24 hr. continuous duty, using 24 gr.oil or better.

Less than 20 gal.per hour - 480 gal.per day.....	\$13.20
Lubricating oil, 12 gal.@ 40¢.....	4.80
Packing and incidentals.....	.50
Freight.....	2.50
Total fuel and oil.....	\$21.00
2 engineers and board.....	7.00
Total daily cost.....	\$28.00

Pumping 100 to 115 miners inches, 600 ft.elevation. This amount of water allowing 1 inch of water duty to 10 acres of grove; that is 250,000 gal.per acre each year of 200 pumping days. This is ample water supply.

$200 \times \$28.00 = \$5600.00 \div 1000 \text{ acres} = \$5.60 \text{ per acre per year irrigation.}$

FUEL SUPPLY EQUIPMENT.

"Exhibit D" (estimated list price)

One storage supply tank (Am. St. Pipe Co.)

(No. 190) 6' 4" D — 20' 6" Long — Wt. 1385#

Capacity 4775 gal. — List price \$ 166.00

Outlet connection, 2" 1.50

Freight, f.o.b. San Diego, 40¢ 5.60

\$ 173.10

Home (60941)

—oo000—

—oo000—

—oo000—

One tank wagon (No. 1)

44" X 10', 800 gal. capacity, with tank and cradle.

Complete, — List price 1... \$ 95.00

—oo000—

—oo000—

—oo000—

2" pipe line from supply tank across River to

engine — 200 ft. @ 10¢ \$ 20.00

Wire cable support, 350 ft. @ 10¢ 35.00

Pipe fittings 2.00

Freight (estimated) 15.00

\$ 72.00

Total

\$342.60

THE CHAMBER OF COMMERCE
of San Diego County.

San Diego, California,
November 9, 1915.

Mr. John F. Forward, Jr.,
Union Title & Trust Co.,
San Diego, California.

Dear Sir:-

Referring to your inquiry relative to the drainage area, rainfall and runoff of the San Diego River water shed, beg to submit the following information,

The total drainage area of the San Diego River is 434 square miles. The rainfall at the Murray Canyon Ford averages 10 inches per annum, At La Mesa; 12 inches. At Lakeside, 14 inches. At diverting dam, 18 inches. Witch Creek, 24 inches. Pine Hills, 30 inches, and at the crest of the Guyamaca mountains, 40 inches.

The rate of increase of rainfall from sea level is 6/10 of an inch to each 100 feet rise in altitude. The runoff from September 30th, 1913, to September 30th, 1914, measured at the Old Mission Dam, is 13,783 acre feet.

Inasmuch as reports are made annually on the 30th of September, it is impossible at this time to furnish you the runoff for the year 1914-15, as they have not yet been computed from the gage readings.

Trusting that this information is what you desire, I am,

Very truly yours,

Edw. F. Stahle,
Chairman, Water Committee.

11/20-15.

Mr.H.E.Whipple,
227 Title Insurance Bldg.,
Los Angeles, Cal.

Dear Sir:-

As per our conversation yesterday I writing you and enclosing you full details and description of our Austin Giant Grader, the weight of this machine is #3800 and is guaranteed to be stronger than any other make of grader on the market and if same is not found as represented can be returned to our stock without any cost to purchaser. We guarantee this Grader to be equal or superior to any other make of Grader and stand ready to prove same with fair trial of Grader before same is purchased.

The price of this Grader is \$450.00 but place one of these in your territory, we will make price of \$425.00 f.o.b. cars Los Angeles.

Would be pleased to have you call and look over Grader before buying and thanking you in advance for any business that we might secure from you, we remain,

Yours very truly,

Austin-Western Road Machinery Co.

By H.G.Smith.

THE HOLT MANUFACTURING COMPANY

COPY

November 24, 1915.

To Mr. Wm. Fitzhurbert West,
227 Title Insurance Bldg.,
Los Angeles, Cal.

Dear Sir:-

At Mr. H. E. Whipple's request, I am quoting
you on the following:

1 - 30 H.P. Caterpillar - 2 speed Low	\$2600.00
1 - 5 Disc Light Caterpillar Plow	280.00
10 - 26 inch Discs	40.00
3 - Sections 5 Bar Wood Harrow	33.75
1 - Seeder (approximately)	50.00
Freight from Stockton to San Diego approximately	<u>75.00</u>
	\$3078.75
1 - Can Gear Dope	4.20
1 - Can AAAl Steam Transmission	3.00
1/4-Bbl. Hecla Compound	12.50
To buy in San Diego	
1 - Bbl. Cylinder Oil approximately	26.00
2 - Bbls. Black Oil approx. 75¢ per gal.	

This supply is sufficient for two months' run.

Yours truly,

BRANCH MANAGER.

OHS

AGRICULTURAL DEVELOPMENT.

Guaranteed Costs,

Implements, Freight and Seed, Household equipment and
Transportation.

One 30 H.P. Holt Caterpillar, f.o.b. Los Angeles,	\$2600.00
" 5 Gang Davis Disc plow " " "	280.00
" 16 ft. Engine harrow " " "	33.75
Lights and accetyline tank.....	17.50
One King road grader.....	425.00
Freight, one car load " " "	60.00
Extra Discs.....	40.00
Household equipment.....	75.00
Seeder.....	50.00
Seed.....	500.00
Team and wagon, 10 days.....	20.00
Transportation.....	180.00

\$4281.25

LABOR * DAILY EXPENSE.

2 Engineers and board.....	\$4.33 each.....	\$8.66
2 " helpers "	2.50 "	5.00
1 cook "	2.50 "	2.50
2 laborers "		5.34
Superintendent		6.00

\$27.50

90 days @ \$27.50 per = \$2475.00

SUPPLIES (Lubricating Oils).

Buy of Holt Co.

2 cans gear dope.....	\$8.40
2 " AAA1 Steam transmission	6.00
1/2 bbl. Hecla compound	25.00

Buy in San Diego.

1 1/2 bbl. cylinder oil.....	39.00
4 " Black oil approx. 75¢ per bbl.	3.00

\$81.40

This supply is sufficient for three months run.

Equals 90¢ per day.

FUEL AND LIGHTS AND FREIGHT.

Distillate, 30 gal. @ 10¢	\$ 3.00
Accetylene lights.....	.25
Freight on fuel oil, etc.	2.50
	5.75

\$5.75 x 90 =

\$517.50

\$7355.15

The above estimate does not include Harvesting and disposition of crop and is based upon ninety days operation.

Granting 500 acres is seeded this year and 500 or more plowed and prepared for root crops. Granting \$15.00 per acre net profit, the recovery would be \$7500.00 the present year. A very conservative estimate, I would say, would be if the returns of the first years crop offsets the outlay for machinery, interest, supplies, etc., it would be all that should be expected.

The above estimates contemplates most modern and efficient equipment for large scale operation.

It is, however, intended to plant the second 500 acres to corn, beans, potatoes, etc. immediately after the seeding of the first 500 acres. This additional acreage should yield a net minimum return of \$25.00 per acre, or \$12,500.00.

H. E. Whipple

Copy

Nov. 11, 1915.

Mr. W. E. Whipple,
227 Title Insurance Bldg.,
Los Angeles, California.

Dear Sir:

We beg to submit the following estimate for a pump-
ing plant, on land located in San Diego County, belonging to
Mr. Wm. Fitzherbert West. The conditions to be met are as
follows:

Pumping 200" - 1800 gallons of water against static
head of 600 ft., discharging the water through 2580 ft. of 12"
pipe line, making a friction head of 25 ft. hence a total lift
of 625 ft.; this installation to be divided up as follows; one
unit to consist of the following:

- 1 - 200 H. P. Type "Y" Fairbanks-Morse Semi-Diesel
Oil Engine, complete with air starting outfit;
auxiliary engine, for operating air starting
outfit, and all standard appliances, such as
fuel tank, piping, etc., the engine to be equip-
ped with 60 x 30 Eclipse Friction Clutch Pulley;
80 ft. of 30" - 6-ply Double Diamond rubber belt;
1 - 10½ x 18 Fairbanks-Morse Duplex, Center Packed
Plunger Pump, together with a 90x30 double ark
steel rim pulley and shaft extension with outboard
bearing. We will also furnish all necessary
anchor bolts.

For discharge fittings for the pump, we propose
to furnish:

- 1 - 12" Flanged Tee
1 - 12x8 " "
1 - 8" I.B.B.M. Flanged Gate Valve
1 - 12" Flanged "Y"
1 - 12" Blind Flange
1 - 12 x 12" Reducer Flange
3 - 10" 45 deg. Flanged Elbows
1 - 10 x 7 Flanged Tee
1 - 10 x 5 " "
1 - 5" Flanged Elbow
1 - 10 x 8 Flanged Reducer
6 - 10" Flanges
2 - 5" " "
1 - 6" Water Relief Valve
35 ft. 10" Standard Pipe
1 - Air Chamber of suitable size
All necessary bolts and gasket rubber.

This would constitute the machinery required for a complete installation to meet the conditions specified above.

The cost of this machinery delivered f. o. b. San Diego is FOURTEEN THOUSAND, FIVE HUNDRED, THIRTY-ONE (\$14531) DOLLARS.

To compute the total cost of the installation should be added to this price the cost of hauling the machinery from San Diego to the point of erection, the cost of foundation, installation, pipe line, all suction pipe and connections.

We are enclosing herewith a cut of Fig. PP 3027, showing the type of pump covered by our proposal, with this exception, that the pinion shaft instead of being placed at the extreme end of the pump is placed on top of the pump frame, and is specified in our specifications as equipped with extended pinion shaft and outboard bearing for the support of the pulley.

Unfortunately, we do not have a cut of the 200 H. P. engine, which is a 4-cylinder engine. We are enclosing herewith, however, a cut of a 2-cylinder engine, which is exactly the same in construction, except that the 200 H. P. is equipped with two additional cylinders to what is shown.

We guarantee to operate the above engine on less than 1/10 gallon of fuel per horse power hour, or with full load on 200 H. P. engine, less than 20 gallons of fuel per hour would be used, this fuel to be 24 gravity or better.

Our guarantee on lubricating oil consumption will be 1/2 gallon per hour.

Trusting we have covered the information desired in a satisfactory manner, and hoping we ~~are~~ may have the pleasure of entering into a formal contract for furnishing you with this machinery, we are,

Yours very truly,
FAIRBANKS, MORSE & CO.,

OLS-MB

By _____

Copy

Nov. 19, 1915.

Mr. H. E. Whipple,
227 Title Insurance Bldg.,
Los Angeles, California.

Dear Sir:

Referring to your inquiry, relative to cost of an additional pump unit, with a capacity 100" (900 gallons), against a static head of 600 ft., we beg to refer you to our quotation of November 11, covering the cost of machinery for each such Unit, fob San Diego, and amounting to FOURTEEN THOUSAND, FIVE HUNDRED THIRTY-ONE (\$14,531) DOLLARS.

To double the capacity of the plant - that is, to bring it up to 200" (1800 gallons), another unit exactly as quoted would be required, with this exception, that there would be no need of an additional air starting outfit, relief valve, nor air chamber; the cost of which, together with the fittings thus omitted, would be FOUR HUNDRED, TEN (\$410) DOLLARS, hence the cost of the second unit would be FOURTEEN THOUSAND, ONE HUNDRED, TWENTY-ONE (\$14,121) DOLLARS, or a total for the two units of TWENTY-EIGHT THOUSAND, SIX HUNDRED, FIFTY-TWO (\$28,652) DOLLARS.

We beg to enclose herewith copy of our original quotation, and trust to have the pleasure of further discussing this proposition, at your convenience.

Yours very truly,

FAIRBANKS, MORSE & CO.,

By _____

OLS-MB

Net 204 1/2 acres..

That when the payments of \$10,000⁰⁰ to make
 Nov. 1-1923 has been pd; Then the said Ed F.
 shall be entitled to the release from the line
 of said Trust deed & escrow of ~~extra 20 acres~~
 of land sufficient of said land to amount to
 said \$10,000⁰⁰ computed at the following values:-

Land lying West of the St Highway..	500 ft x
" " east " "	400 ⁰⁰ =

Clause Each agree to give 20 ft on W. line
 of the 15a. reserved by Jones - & J.
 again - → 20 ft on east line of the
 15a providing the owner to the East
 gives 20 ft

204 1/2
 204.5
 200

 40,900.00

Beginning at the Northeast corner of Southwest quarter of Southwest quarter of Section 35, Township 13 South, Range 4 West, S. B. M. and running thence with the Easterly line of said Southwest quarter of Southwest quarter of Section 35, South $0^{\circ}53'$ West 1321.6 feet to the Southeast corner of said Southwest quarter of Southwest quarter of Section 35; Thence with the South line of said Southwest quarter of Southwest quarter of Section 35, North $89^{\circ}33'$ West 355.02 feet to a point; Thence North $11^{\circ}21'$ West 1350.65 feet to a point on the North line of said Southwest quarter of Southwest quarter of Section 35; thence with the North line of said Southwest quarter of Southwest quarter of Section 35, South $89^{\circ}33'$ East 633.53 feet to the point of beginning. Containing 15 acres.

Mr 4 of sec 2 T13S RAW 5BM

Ex. line at pt in N by line of Hw. which is
11°-28½' E. 857 from line mon. at x of N. line Hw.
& N. line sec 2 = NE cor. of Jones + Esch's 675/134
then S 78-31½' W along N by line Esch's & why prolongation
345' to ~~sec 2~~ ~~where~~ ~~are~~ ~~Esch's~~

then ~~continuing~~ S 11-28½' E 135 fr to N by Cor. Esch's
then continuing S 11-28½' E along N. line of Esch's 459 ft
to SW by cor. of Esch's

then N 78-31½' E along N by line Esch's 345 ft

then N 11-28½' W 594 ft along why line Hw to

also SW ¼ x SW ¼ Sec 35 T13S R4W

1/2

Except (over) ^{Jones 15 Ac}

Except that portion lying below the
// ordinary High Tide line Pac Ocean

Except RW of AT & SF

Subject to Recorded easements for Road
& high ways & Esch's 712/398

// oil clause

Area 

undrstandij 205 acres

208.89

3.89 mor.

Tender

CCP. 2074-5-6

Offer of Performance CC 1485 et seq

1498 condition precedent

Receipt 1499

Objections 1501

Where may be made CC 1489

1496 CC need not be produced

Treasury notes 30 Apr 1212

27 Cal 153 Nevins 7248

44.17
40.11
32.60

116.88



R 0.14

Lot 4

56.36

SW 1/4 of SW 1/4 Sec 35

40

15 km

Want some more
Southward

34 35

3 2

T13S R4W

T14S R4W

line

Lot 1

17.22

Highway



NW 1/4 Sec 2

2

98.802

John Jones

I, C. VONDER LIPPE

For and in consideration of the sum of TEN (\$10.00)

DOLLARS,

Do Hereby Grant to HENRIETTA E. VONDER LIPPE, my wife

All my right, title and interest in and to

All That Real Property situated in the

County of San Diego, State of California, bounded and described as follows:

Lot ONE HUNDRED of LAKE CUYAMACA RESORT, Unit No. 2, according to Map thereof No. 1812, filed in the office of the County Recorder of said San Diego County, November 29, 1924.

Lot TWO in Block THREE of EAST GATE, in the City of San Diego, according to map thereof No. 1460, filed in the office of the County Recorder of said San Diego County, July 3, 1912.

That portion of Lot Forty-two and the North eight and one-third feet of Lot Forty-one, and the South eight and one-third feet of Lot Forty-three, in Block One of the Subdivision of Lots Seven to Seventeen inclusive, in Block "N" of TERALTA, according to Map thereof No. 1237, filed in the office of the County Recorder of said San Diego County, February 14, 1910, lying East of a line joining the middle point on the North line of said Lot Forty-three with the middle point on the South line of said Lot Forty-one, in Block One. The aforesaid distances being measured at right angles with the dividing lines between said Lots.

To Have and to Hold the above granted and described premises unto the said Grantee her heirs and assigns forever

Witness my hand and seal this 9th day of March, 1933

SIGNED AND EXECUTED IN PRESENCE OF

No U. S. Internal Revenue
Stamps required.

Charles Vonder Lippe [SEAL]

C. Vonder Lippe [SEAL]

[SEAL]

STATE OF CALIFORNIA } ss.
County of SAN DIEGO }

On this 9th day of March, 1933

before me, R. E. MATLICK

a Notary Public in and for said County and State, personally appeared

C. VONDER LIPPE

known to me to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to me that he
executed the same.

13152
WITNESS my hand and official seal the day and year in this
Certificate first above written.

R. E. Matlick

Notary Public in and for said County and State.

Sealed.

12299

Mail to Chas. Vonder Lippe
4603 Date Ave., La Mesa, Cal.

GRANT DEED

INDIVIDUAL

C. VONDER LIPPE

TO

HENRIETTA E. VONDER LIPPE

Dated MARCH 9 1933

CEW

INDEXED

RECORDED AT REQUEST OF

UNION TRUST CO. OF SAN DIEGO

MAR 10 1933 at 9A.M.

In Book 198 Page 136

of Official

Records, San Diego County, Calif.

San Diego County Recorder 1/20

By Deputy

I certify that I have correctly transcribed
this document in above mentioned book.

J. F. Sullivan, #5

Notary County Recorder's Office, S. D. County, Calif.

Union Title Insurance Company

Union Trust Company

1028 SECOND ST. SAN DIEGO, CALIF.

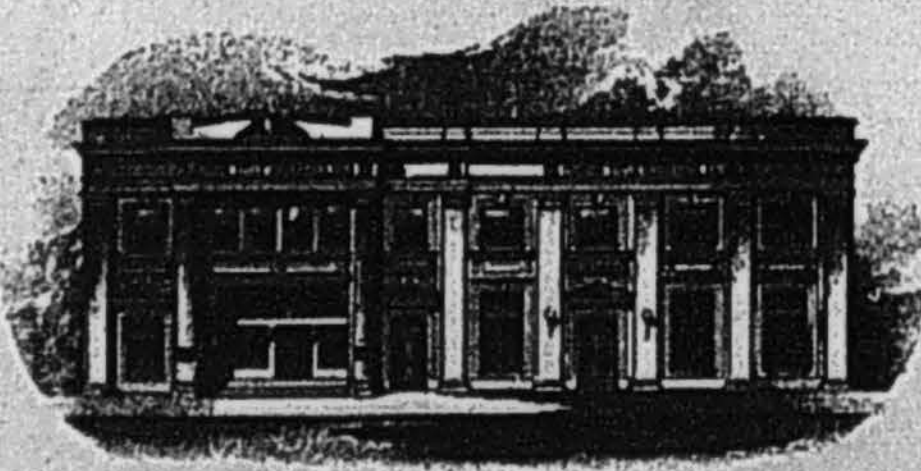
Union Title Insurance Company

1028 SECOND STREET, SAN DIEGO, CALIF.

Issues Policies of Title Insurance

PROTECTED BY RESOURCES OF OVER \$15,000,000.00

JNO. F. FORWARD, JR., President



UNION TRUST COMPANY

OF SAN DIEGO

1028 SECOND STREET
SAN DIEGO, CALIF.

Capital and Surplus over \$300,000

JNO. F. FORWARD, JR., President

Under supervision of State Bank-
ing Department.

Acts as Executor, Administrator,
Guardian and Trustee of Estates.

Acts in all Trust Capacities au-
thorized by the laws of the State of
California.

File Rodefer

Bought from Judge Sniffen
for C. M. Rodefer & deed
given Rodefer to
have recorded.

ED FLETCHER and MARY C. B. FLETCHER

husband and wife

Ten and no/100 - - - - -

C. M. RODEFER

a married man

San Diego

Lots 1 and 2, and Lots 9 and 10 in Block 30
Middleton Addition, in the City of San Diego,
County of San Diego, according to the Map
thereof No. 384 on file in the office of the
Recorder of said San Diego County.

his

our

s

s

8th

September

27

Referring to an option on lands in the Southeast Quarter of Section 8, Township 15 South, Range 2 East, will say that we are deeding you the lands that we own and the Cuyamaca Water Company have approximately 80 acres, as well.

The District assumes the obligation, in case a deal is consummated, to furnish the above mentioned lands to you for the sum of \$8,000.00.

- - - - RUTH BURR SANBORN - - - -

a single woman

Ten and no/100 - - - - -

JOSEPH C. WILLIAMS and KATE L. WILLIAMS, husband and wife

as joint tenants - - - - -

- - - - -
Lot One, in Block Twenty, of Culverwell's Addition, in the City of San Diego, County
of San Diego, State of California, according to map thereof, No. 143, on file in
the office of the Recorder of said San Diego County, said Lot being also known as Lot
Seven, in Block Sixty-eight of Culverwell and Taggart's Addition, in the City of
San Diego, County of San Diego, State of California, according to map thereof No. 249
on file in the office of the Recorder of said San Diego County.

February, 1940

November 28, 1940

Mr. Oscar Cotton
Commonwealth Bldg.
San Diego, California

My dear Oscar:

Supplementing my letter of November 19th in connection with the Rosedale Tract, I wish to refer you to Lot #46 of the Rosedale Tract, 89 acres, within the confines of the proposed Camp Elliott.

The San Diego River runs for over 1800 ft. through Lot 46 and is 300 or 400 ft. on both sides of the river. The gravels are deep, adjoining lands are planted to winter vegetables, and it was the plan to put in a pumping plant on Lot 46 and pump the water to a high point less than a half-mile away from which point the water will flow by gravity practically all over the entire subdivision of the Rosedale Tract. The water is there for that purpose as the Rosedale Tract is riparian to the San Diego River, and this matter should be taken into consideration in determining the present day value of the Rosedale Tract.

Sincerely yours,

GROSSMONT PARK COMPANY

By

EF/jv

cc - Mr. Goodbody

RECORD OF MATERIALS REMOVED

PAGE ____ OF ____

COLLECTION NAME: 50 FLETCHER.

SERIES & FOLDER TITLE E. F. Co MISC LAND

[illegible]

FOR SALE

B Y

ED FLETCHER COMPANY

PROPERTY VALUED AT \$500,000

FOR 25% TO 50% LESS THAN TAX FACTORS' VALUATION

APPROVED BY BOARD OF EQUALIZATION

CHOICEST COUNTRY PROPERTY IN

RAMONA, SAN LUIS REY VALLEY, SAN DIEGUITO IRRIGATION DISTRICT,
SOLANA BEACH & SAN DIEGO CITY

TERMS: HALF CASH BALANCE ON EASY TERMS 7% INTEREST

40 Acres four miles up San Luis Rey Valley from Bonsall being

NE $\frac{1}{2}$ OF NW $\frac{1}{4}$, Sec. 13, Twp. 10 South, Range 3 West, TAX FACTORS
VALUATIONS \$2700. Will discount 50%.

40 acres Ramona Valley, Block 362, TAX FACTORS' VALUATION \$2950.
Will discount 25%.

Approximately 35 acres in Lot 2 of Section 4, Twp. 13 South, Range 4
West, in San Dieguito Irrigation District. TAX FACTORS VALUATION \$1000
per acre. Will discount 25%.

20 acres in NE $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 10, Twp. 13, S., R. 3 W. in San Dieguito
Irrigation District. TAX FACTORS VALUATION \$1100 per acre
Will discount 25%.

SOLANA BEACH TOWNSITE PRICES ARE TAX FACTORS APPRAISED VALUATIONS

WILL DISCOUNT 25% ON FOLLOWING LOTS

Block 14

Lot 14 \$1220
Lots 15 to
26 inc. 825
Lot 27 1150

Block 15

Lot 17 1375
Lot 18 1100
Lots 19 to
25 inc. 900

Block 17

Lot 14 900
Lot 23 2325
Lot 15 900
Lot 24 1200
Lots 25 to
34 inc. 825

Block 18

Lot 1 \$1420
Lots 2 to
18 inc. 825
Lot 14 1500
Lot 15 1175
Lots 16 to 28 inc. 725
Lot 29 1050

Block 19

Lot 1 1750
Lot 2 1690
Lot 3 700
Lots 4 to 10 inc. 725
Lot 11 1250
Lot 13 775
Lot 14 800

Block 19 contd.

Lot 15	\$850
Lot 16	875
Lot 17	900
Lots 18 & 20	925
Lot 21	1300

Block 21

Lots 7 to 21 inc.	\$825
Lot 14	1700
Lot 15	1350
Lot 16	950
Lot 17	800
Lots 18 to 21 inc.	800

SAN DIEGO CITY PROPERTY

THE FOLLOWING PRICES ARE TAX FACTORS APPRAISED VALUES
WILL SELL FOR 25% DISCOUNT

AURORA HEIGHTS

Lot 5	\$2140	Lot 21	\$1200
Lot 6	1500	Lot 23	2000
Lot 14	1170	Lot 24	1800
	Lot 26		\$1200

Normal Heights Reservoir #2, Tax Factors appraised Value \$3120. Will sell for 25% discount.

NORMAL HEIGHTS, \$1270, Will sell for 25% discount.

J. C. CORCORAN'S SUB.

Lot 11, Block 1, Tax Factors' appraised value \$1820. Will sell for 25% discount.

TREASURE HILL ADD.

Lots 111 & 112, Blk. 5, Tax Factors' Appraised value \$3140. Will sell for 25% discount.

Lot 101, Block 4, Tax Factors' appraised value \$1450. Will sell for 25% discount.

UNIVERSITY HEIGHTS

Will sell for 25% discount on following lots.

Lot 1, Blk. 226, Tax Factors' appraised value	\$2250
Lot 2, Blk. 226, Tax Factors' appraised value	\$2000

If you desire land for avocados, planted or unplanted, beach property, agricultural land, residential or mountain property, see

ED FLETCHER COMPANY
1020 Ninth Street,
San Diego, California

Phone: Frankling 6204.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 29

**Business Records - Land Companies - Miscellaneous
land, with various Ed Fletcher companies - Other lands**



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