MORSE, NOELL & WHALEY

DEC. 9. 85 TO MCH 4/87

Mrs H Hodgson Burton

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December 9th 5.

We have carefully examined the Insurance Map of San Diego, made by J. W. Barker, for the Dakin Publishing Company, and we find it to be very thorough and correct, far superior in all respects to any previous map of San Diego.

Morse, Pesell & Whaley.
Insurance Agents,

please notify it
of your

please notify it
yours &c
Moore Worth & Wall

Dec. 11th 5.

J. E. Cooper Esq.

Natchez City.

Dear Sir,

We are in receipt of a letter from Mr. Pinney, handwriting [illegible] Dear Sir, of the 4th instant making enquiries concerning your property, which we enclose to you for you to answer, if you think both, as you can do so more to the point than we can. The gentleman desires to know the exactness of town, their kinds, and as to the other improvements mentioned. We might be able to refer to the 43 acres adjoining, giving the price of each separately and together. The adi was enclosed in the letter. You will notice our remarks in pencil upon the letter in reference to horses which please answer, in your letter when answering. We will send them some printed matter and call their attention to the folder of the Chamber of Commerce, having matter that portion in reference to Natchez City and the Stockyards [illegible] on page 13. Until they have decided will be take you place in their hands. Yours truly

[illegible]

We have sent a letter from (Mr. Pinney, the gentleman to whom we wrote Nov. 3rd) [illegible]

Dec 11th 5.

M. S. Dean Esq.
Bridgenorth. Prov Ontario C.W.

Dear Sir.

Your favor 28th ult. received with $2 99/100 We have paid the taxes on your lots. Please find enclosed receipts. The lots is worth some where between $350 and $400. Should you wish to sell it, suitable proceedings must be had in that State

Yours truly
Caroline Bailey.

Dec 11th 5

Mrs Caroline Bailey.
Placerville, Eldorado Co. Cal.

Dear Madam.

Your favor of 1st inst enclosing $300 from Mr Wm. received. We have paid the taxes upon your lots. Hereafter, instead please find Tax Receipts.

Yours very truly
M. S. Dean

Dec 11th 5.

Miss E. L. Cleveland,
Care Rev. Dr. San Francisco. Cal.

Dear Madam,

Your favor 4th inst. covering $10.00 received. We have paid the taxes upon your property, enclosed receipt. You has an worth $150 to $200 yearly.

Yours truly,
Chase Cole & Bailey

Dec 11th 5.

Geo. A. Archer Esq.
40 Monroe Place. Brooklyn New York.

Dear Sir

Your favor 2d inst. covering P.O. for $31.46 received. We have paid taxes upon your property, receipt enclosed please find bill rendered.

Yours truly,
Chase Cole & Bailey

Pg. 6

MISSING

Dec 11th 5.

Messrs E. H. Chadwick & Son.
Terre Haute Ind.

Dear Sirs.

Yours of 4th inst making more particular enquiries concerning the acre advertised, we have referred to the owner, H. E. Cooper Esq, who we presume will give you the desired information. and any statements he makes in regard to his property you will find perfectly reliable. He has 43 acres adjoining the 5 to advertised which he also wishes to sell and has requested him to give the price of each separately and together. He thinks you will find the place cheap and desirable and one which we can recommend as such class comfortable home. We send you some papers and a pocket of our Chamber of Commerce, marked on page 13 containing remarks in reference to Lutheran Battery which is located in Jasper Co.

Yours truly
Chas. Cook & Co.

Dec 11th 5.

C. E. Gillett Esq.
Oakland. Cal.

Dear Sir,

Your favor 4th inst. $2.95/100 received. We have paid taxes, enclosed please find receipts. Our city is extending North over the Mesa towards Mission Valley, to the North of which six miles away from here is situated your property. It will be many a long year before it reaches quite there. Property in the valley is improving slowly and may be in the course of time it will tend to increase in value. Your 1108, as you will see on the map, is in the Mission Valley, and your 30 acres is in 1183, which adjoins 1108, immediately on the North.

Yours truly
Chas. Merle O'Malley.

Dec 12th 5

Mrs. H. C. Skinner

Your letter of 9th ult. at hand. We are trying to get $2100 for your place that is, we are asking that price, and really think you ought to get it, but will let it go at your figure $1700 = net, if we find we can not get any more, within a few days. Property on Jeffer-sy 6th st. has greatly increased in value within a few months, but the price has not yet much affected lower sixth st.

Mrs. Moore is getting along nicely now, not strong yet, but feeling well.

Yours truly

E. W. Moore

Dec 17 '

Dr. F. S. Horn
127 Western Ave. Chicago.

Dear Sir

Yours of 15th inst. rec'd. at hand.

We enclose Tax Receipts.

We estimate the present value of your property here as follows

Lot 11 in Block 13 Horton's Addition at about $500.

Four lots in Hamilton's Addition at about $150 each. These last lots are purely speculative, future movements of the Railroad Co. may send them up to $250 or depreciate them to $50 — all this may happen at any time — is likely to occur within a few weeks.

San Diego is now growing very rapidly faster than ever before, property & real estate generally in San Diego has doubled in value since March last. Whatever your lots have cost you does not affect their present value. I have lots which I can not sell for one tenth of what they cost me — I have others that will bring fifty times what they cost me — simple luck in the location. We send the "Sun" article for information.

E. W. Morse

Dec 12th 5.

Jos. C. Bailey. M. S. A.
Fort Monroe Va.

Dear Sir,

Your favor Nov 29th, enclosing $10.46 received. We have paid your taxes. Please find enclosed tax receipts.

We believe all real estate in San Diego will increase in value as population increases. Your lots not likely to increase faster than property generally. Lots Dana I. Block 11 of Horton's Addition are present are worth about $500. each.

Yours truly,
Morse Lewis & Wheeler

Dec 11th 5.

W. H. Curtiss Esq. 26/44 Broadway New York.

Dear Sir,

Your Nov 28th enclosing $3/100 received. We have paid taxes. Please find enclosed tax receipts. You will find your property located on the within map. It is too remote, as yet, to be made available for business purposes, but should we realize the one half which we may reasonably expect, (since the completion of our Rail Road,) some time within the near future you think it probable that your lots may be required for improvements, it lying well on town or with too badly broken ground. They are about two miles from the Post. Office.

Yours Very Truly,

Crosbe, Nims & Shaw

Please state your number, 26 or 44 &c.

Dec 15th 5

Col. J. F. Hammond
Surgeon U.S.A.
45 East 9th st. New York City

Dear Sir

Yours of Dec 7. 1895 just at hand. We endorse tax receipts.

Lot 12 has no particular value here and I do not suppose could be sold for a thousand dollars to day. However as real estate in all parts of the city and county is rapidly advancing in value and population increasing it seems to me its value will be appreciated.

We often send you papers, hope you receive them – they have usually been addressed to Army Building Cor. Jones & Houston sts.

A syndicate of capitalists have just purchased the "Peninsula" and propose to make it a great lake side resort & will expend considerable several hundred thousand dollars. This will favorably affect the value of Lot 12.

Yours truly
Morse Noell & Whaley

Dec 15th 1871

Mrs Helen G. Gridley
Gridley. Butte County Cal.

Dear Madam.

We are requested to report offer of $4,500 for your property Corner 5th and C. Streets. Marysville Cal. We think it worth more than this at least $5,000. We have the party making the offer that we did not believe you would sell unless you could get more than $4,500. Should you wish to sell please let you know.

Property is advancing and the tendancy of business is up 5th St. We rented the two stores to-day commencing Jany 1st at $25. per month and the dwelling is rented at $15. per month.

We will pay taxes in the course of a few days and shortly after Jany 1st Send Statement of account.

Should you wish to see the 5th & D St property please answer Cash.

Yours truly
Cash. Bird & Shelley

Dec 15th 5.

T. B. Weeks Esq.
Cor. Philadelphia Co.
San Francisco. Cal.

Dear Sir,

Your Order for $150 rec'd. We have paid taxes. Deed (June) tax receipts enclosed.

Yours Truly,
[illegible]

Dec 15th

Geo. B. Morris Esq.
Morgantown, Monongalia Co. W. Va.

Dear Sir,

Your 3d with enclosing $6.96 received. We have paid taxes and interest, please find enclosed the tax receipts. Property is advancing with the boom. Your lots are with choice. Will be worth on an average $100 each. We regret to hear of the death of Mr Osborn. Some probate proceedings will be necessary here before the heirs can sell. The deed Doubtless, and on the receipt of this you will find the [illegible] made R. Van Clief.

Yours Truly,
[illegible]

Dec 15th 5.

James Shea Esq
box Number St. S. N.

Dear Sir,

Rec'd by express $9.84. Paid taxes. Please find enclosed tax receipts. We think the time will soon come when the property of the estate might be sold to advantage, provided probate proceedings are had.

Yours truly
[illegible]

Dec 15th 5.

C. M. Rockefeller. U. S. A.
Fk D. A. Rusice. Fk N.

Dear Sir,

Your favor 9th inst. enclosing $5.84 rec'd. We have paid taxes, enclosed please find tax receipts. We think it will be long before we can realize the price ($500.) you ask for your lot.

Yours truly
[illegible]

December 16, 1875.

Messrs. Thurmond & Co.
Victoria, Texas.

Dear Sirs:

Mrs. Robinson has submitted the papers sent by you to us, and after a careful examination of the same, we have recommended her to accept of your proposition. You will find inclosed the Power of Attorney duly signed and executed. The forms of acknowledgment were left before the papers came into our possession, and as we have adopted one which we think will answer. Should there be anything defective in the acknowledgment, according to the laws of Texas you will please return the Power of Attorney for further execution. We have long been aware of Mrs. R. having landed interest in Texas, which were being neglected. Now that you have the matter in hand, we trust you will succeed in recovering sufficient to be of some advantage to her.

Yours Truly
Moore, Noel & Wheeley.

Dec 15th 5

Genl N. W. Brown
2026 G st. Washington, D.C.

Dear Sir:

Yours of Dec 4th just received
the enclosed tax receipts.

We often send you papers; regret that you do not receive them.

You say "you do not mention the suit for taxes or return the receipts for same". I hardly know what is meant — If you mean the suit against the squatter, that was settled over a year ago, as I wrote you fully at the time — there is no other suit. The old tax receipts used in court were filed with the papers; upon application of our attorney the Judge authorized him to withdraw them (after the decision in our favor) but it seems that in some way he mislaid or lost them. The Court records however show that they were used on the trial, and if necessary the County

auditor will issue his certificate that the books show that the taxes have been paid. A tax receipt is a good thing to keep, but the payment can be proved in various other ways when necessary. I can not now imagine how they can possibly be of any use. I regret however their loss. Judge Luce remembers taking them from the files but nothing further though I talked with him about it only a day or two after he took them. I enclose the John Treat Deed and some receipts that were not used in court.

I think your lot could be sold to day for about $1000.00. I own the block 200 x 275 feet lying west west on Spring Avenue and was offered yesterday for the whole block $5000.

The city is increasing more rapidly now than ever before and real estate is advancing in the same ratio.

We often send you the City papers so you can have some idea of our progress.

Judge Witherby was thrown from his buggy some weeks ago breaking his collar bone & other injuries but is getting along nicely now. Toler who used to keep the Pantaja House is visiting San Diego he married a Peralta girl formerly.

Dec 16th 5

A. A. Brown & Co.
Hopkinsville Ky
Dear Sir

Parties here desiring to rent your lot "E" of Block 61 make the following offers.

J. P. Jones, dealer in Paints Oils Room Paper offers to give $150.00 a year and pay the taxes upon the lot as well as upon the improvements he may put on it, for a term of 5 years.

M. L. Clinsted, dealer in Furniture imported from the East, offers $15.00 a month for a term of 10 years. If obtained he will erect a building to cover the whole lot. If you accept the offer of the latter party he desires you to telegraph your acceptance at his expense.

This matter of leasing is a very difficult one to handle just now when property is advancing so

rapidly in value. It is easy to decide what is a fair rent to day, but what for next year or five years hence. The taxes, street assessments &c may in five years or less on this very lot, amount to two or three hundred dollars a year provided our city increases as many fully expect it will. Tenants, of course desire a long lease, but it is not for the interest of the owner to give long leases, now, two or three years is long enough. Some parties give leases for one, two or three years, with a preference for a longer term, the rent to be fixed by arbitration in case themselves can not agree.

Your lot to day could be sold for $2000=

Many of the owners in this Block desire to have an alley laid out through it, ten feet wide, which has been done in some other business blocks. Each owner would give 5 feet off the back part of his lot. Nearly all the owners have promised to do so, and we have been requested to ask you to do so also. Undoubtedly all the other owners will do so.

Please instruct us in regard to lease also as to alley

Yours truly

Morse & Doll & Haley

Dec 17th 5[illegible]

A. W. Bleeker Esq.
42 Pine st. N.Y.

Dear Sir

Please find tax receipts enclosed.

The Gardner & Bleeker tract on Spring Avenue is worth today about $[illegible] judging from the sales of lots in that neighborhood. However should certain enterprises that are talked of, take place, its value will be increased considerably, I think. A large first building is to be [illegible] somewhere, and possibly a large hotel, & possibly near your land.

If you wish to sell and will set a price, we will try to find a purchaser.

The City is growing quite rapidly now and we hope it will continue.

We often send you papers — hope you get them.

Yours truly Morse Nutt & Whitney

December 17. 5

Hall's Safe & Lock Co.,
San Francisco, California.

We have received from Mafero Lind, Daly & Garvey one Hall's Safe. The Fitton & McFarland Safe we will hold subject to your order. Please find inclosed combination of the same. The difference in Exchange of safes, $225.00, will be paid on presentation of your order, Jany 10, 1886, as understood with your Mr. Hill.

Yours Truly,
Morse, Mooli & Chalen

December 17. 5.

Mrs Mary A. Brown,
Hopkinsville, Kentucky.

Dear Madam:-

We received this day, from Mr. M. O. Smith, for your account $29.82, covering the amount of your taxes, for 1885, and our fees. We have handed Tax Receipts to Mr. Smith, who will forward the same to you. We returned the property in your name for this year, but through some mistake of the assessor we find it assessed to J. A. F. Brown. We will endeavor to rectify this next year.

Yours Very Truly
Morse, Mooli & Chalen

Dec 17th 5.

Dr Ellyn

Dear Sir

Enclosed please find tax receipts for your lots in Block 14. We will see to your other property and if the former owners neglect to pay we will do so for you.

The building on the 35 feet opposite our office is a very ordinary frame building and would be scarcely tolerable with consent by the purchaser of the property. Leases on portions of the property were given when rents were very low, but they will soon expire when the rents will be first rate.

A brick building should be erected and it would be certain to pay a large rent. We are now paying $40= per month for 12 feet frontage — the owner has been offered $50= per month but gave us the preference at $40.

At this rate the 35 feet would bring $120= to $150. per month for the ground floor.

We wrote you fully concerning your property and quarterly taxes due the 30th of this month, but in a month like you, your letter has died - which has as though your letter have not been received - so we write that they have due on your property $3.74, one fur $1.00, making $4.74, which must reach us before the 30th of this month & cannot reach before that time said $4.74 [illegible] We write that this you [illegible] the same not having [illegible]

Yours truly,
Chas. Hodges & Co.

Mr. C. F. Francisco has built a residence and store on 6th st. nearly opposite your lot I of Block 35. You will remember that I own lot J adjoining your lot, and I have just been asked if I would take $2000= for it. Francisco looks upon property in that locality as "business" property not residence property.

I think lots A and B of Blk are worth more than inside lots which you have set at $500. So we have set them at $1100=. For the other lots we think you have named a fair market price.

Prices are steadily advancing.

In a former letter you refused to the sale of lot III in block 61 on 6th st. for $300. - well, my partner and myself who own lot C in block 61 (corner of 4th and 6th sts.) offered the former owner $4000= but he refuses to take less than $5000. which we think is too high.

Mrs. Moore is nearly recovered.

It is barely possible business may require me to visit your county soon, if so Mrs. M. will go with me and we shall take pleasure in calling on you at St. Helena.

Yours truly

E. H. Moore

Dear Sirs Dec 17/85

Fort Worth

I received 16th at hand

The lots in Rainbolt Addition are very nearly the blocks lies across a creek hollow and I can only estimate their value from $25 to $100. We estimate the others as follows and think they can be sold at our figures.

D of 122 — $3500.
Block 156 3500.
Pratt " 166 1200.
Block 15 (Gardiner) $2000.
" 10 Culverwell 1250. to $1500.
" 18 " 1500
" 20 Pratt " 750. to $900
Lots 33.34.35 Block 20 Rainbolt $25 to $100.
150 acres Central Homestead $75 per acre

Building & Loan Assn

Hamilton desires an order from you to pay for the 50 shares. There will be due on the 50 shares, on monday Dec 24th, as follows,

Dues for 5 months	$250.00
Profit on 50 shares	50.00
Interest 10 months	5.00
Total	$305.00

You may not fully understand that all subscriptions to stock must date from August - it being an equal mutual, co-operative association it is necessary that all must start alike. By paying the 20th you will be on exactly the same footing as the rest of us, & your shares will have cost exactly the same as others neither more nor less.

In regard to a certain # of shares your better way will be, to subscribe in name of your wife and, then there will be no complications in regard to transfer &c &c

Yours &c

E. H. Morse

P.S. As the 28th you will see that the dues will have been another dollar per share. Better have your order reach Hornellsville even before the 28th.

We would like to make the home Communion on your lots. Let me say if you decide to sell, hold on until extra price. It behoves to sell when you are offered your price, but happens to be about the market, let it rest till the market catches up, as it will be sure to do sooner or later and don't worry about it.

Yours truly E. H. Morse

Dec 19th 5.

Mrs J. M. McFarlin.
Los Angeles.

Dear Madam.

Your favor of the 7th inst received. We have definitely ascertained that your interest in San Jacinto Nuevo Rancho is more than has heretofore been assessed to you, and we will pay tax accordingly. The actual amount of your interest was not known to the assessor before the present year.

We have not succeeded in getting any better offers for your property than the following, for C-757, $375, L-796, $400, B-752, $300, and for B-786, $50, the latter is what is known as a water lot. Should the prices be satisfactory for one or all of these, please inform us, and we will secure deposit and forward deed for execution.

Taxes will be delinquent the 28th inst. Amount of tax, including 2.989 Mos accs. extra, in San Jacinto Nuevo, $280.20

The land spoken about, as requested. Though perhaps the same may be required here.

Yours truly
Moore & Morley

Dec 4th 5.

Mr. J. Mackintosh

Dear Sir

[illegible] the owner of the north half of block 15 [illegible] to dispose of the same [illegible] on [illegible] that the property [illegible] block [illegible] the (the block [illegible] the Horton [illegible]) [illegible] there are [illegible] on the place. Two of them are very [illegible]. The present owner has purchased property [illegible] to sell the [illegible] for $800 [illegible] and for some [illegible] to sell block [illegible] of [illegible] and we [illegible] along toward [illegible] all [illegible] the [illegible] City, [illegible] in value. [illegible] $2[illegible] the deed [illegible] which perhaps [illegible]

Yours [illegible] W. Moore

30

Dec 15 5

Dear Collyer

We are requested to inform you for lot "A" of Block 35 ($1512) and lot "D" in the corner of lot "D" in same block. We desire if we are to have an outlet on 6th street, thus giving him 51 x 200 running through from 5th to 6th.

We have just up over night one yearlots in 213 and in the need them to general feeling but just wait, so near the holidays and time and the holidays it is a little dull, but I feel confident an influence will take place soon. Yours truly Hoag-Vandillidy

P.S.

I still think the 35 feet opposite our office is a bargain to any one desiring a permanent investment.

A few days ago ~~report~~ there was offered for 25 feet in the middle of the block with only a small shanty on it, $7500. The owner of the 35 feet is quite stiff in his price, but would think shade his price a little though I have no authority for saying so. But I believe a mortgage is troubling him some. Yours &c. W. H.

Send you a couple papers both home and [illegible]

E. M. WADE, M. L. WADE,

ANALYTICAL CHEMISTS AND ASSAYERS.

S. E. Corner First and Fort Sts.

LOS ANGELES, CAL.

One assay, gold and silver, $1.50; two, $2.50; three, $3.50; four, $4.50; five or more, $1.00 each. Copper, $2.00; with gold and silver, $1.50 extra. Lead, 75c.; with gold and silver, 50c. extra. One assay includes both gold and silver.

Samples may be sent by mail or express and prompt returns received. Terms, cash in advance.

We make a specialty of this business.

(OVER)

WADE & WADE,

Analytical Chemists & Assayers.

S. E. CORNER FIRST AND FORT STS.

LOS ANGELES, CAL.

We learned our business under the government officials at Washington, D. C., and elsewhere, and possess a practical knowledge of chemistry, mineralogy and assaying. We have fitted up the completest Laboratory in Southern California, and are fully prepared with experience, apparatus and chemicals to make

ASSAYS AND ANALYSES

OF

Gold, Silver, Copper, Lead, Waters, Fertilizers, Poisons, Foods, Medicines, and other Metals, Minerals, Ores, &c.

(OVER)

Dec 22 5,

Mr C. A. Pendleton.

Dear Sir

Yours of the 5th inst received. We could not pay taxes without funds. We wrote of the amount required $110.28. and that we expected to collect from Marrinis $75, the 25th of Dec. and for you to remit us $35.28. You have failed to remit. Today Marrinis pays the $75. We will apply this towards the payment of taxes so far as it will go and depend upon you to remit at once on receipt of this the sum of $35. being balance due with penalty added, as taxes will be delinquent the 28th inst. 20 rd Jan to send, as in case of sale the cost will amount to considerable more.

Yours truly
[illegible]

Dec 23rd 5.

A. C. Morse Esq.
20 Hoff St., San Francisco, Cal.

Dear Sir,

A gentleman, with the view of purchasing, desires me to write to inquire the price of your lots and in San Leandro. You will please inform me the lowest cash price.

Yours Truly
[illegible]

Mr. J. Hale has called to see
if I could arrange with you the
sale to you of the lot adjoining
the Hotel property on the
Plaza. I told him I would
write to you and let you know
if you would be willing to
give the same price you
gave for the Hotel property.
Please let me know at once
if you want to do so.

Yours truly

[illegible]

San Diego. Dec 23/85.

Will you please call and talk
over matters with Mr Coleman
in order to make arrangements
for a loan to be made upon the
property

[illegible]

I understand that you wish
to sell some of your prop-
erty for the purpose of making
[illegible]

[illegible]

Upon receipt of the 10th inst. [illegible]
[illegible] Mr Pardee, [illegible]
but can get nothing [illegible]
the purpose of keeping [illegible]
[illegible] the
amount [illegible]

The lines attached to the various matters
named as soon as [illegible]
[illegible]
had Pattee see right at once, [illegible]
[illegible]
[illegible]

Dec 22nd 5

Mrs G. M. L. Wolfe
Iowa Vocalane
Cedar Rapids Iowa

Dear Madam please find your tax receipt.

Your lot at Vocational is what is called a "key lot" and is the least desirable lot in a block. Real estate near at Vocational says it is worth from $150.00 to $200.00 while the other lots in same block are worth $200.00 to $250.00

There are now very few sales taking place at Vocational. Though their citizens confidently expect an improvement.

Cedar Rapids is improving, not much of a "boom" though. Real estate has nearly doubled in value during the past year.

Mrs. Moore wishes to be remembered

Yours truly

E. W. Moore

Dec 22d 5

Mrs M. A. Hunteleman
Dear Madam

We enclose your tax receipt for 1875.

Your letter of Dec 8th with Postal Note for $15.00 was duly received.

Real estate in our city has more than doubled since the amount was made. Property at the "Playa" however has made no advance, and the near future for that locality is not very bright.

We occasionally send you papers from here, hope you receive them.

Yours truly
Moore, Hall & Whaley

Dec 23d 5,

C. Cr. Gates Esq.
Monterey, Cal.

Dear Sir,

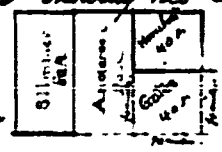
Mr Hornbeck has just been in to pay his rent and make a proposition to fence in your forty acres in Hawkins Valley. provided, in case of sale, he is reimbursed the cost of materials, say $60 or $75, by you or the purchaser. He will do the work & hand makeable free of charge, and pay rent equal to the taxes. He will require reasonable time to execute. Under the present arrangement, owing to the property not being fenced, he derives very little benefit from renting it.

[illegible] the proposition a reasonable one and [illegible] your [illegible]

[illegible]

[illegible]

The area to the annexed diagram showing the location of fence and those buildings [illegible]



If arrangement is made to have my [illegible] work, you will then pay for the entire fence, and [illegible] for the whole fence, [illegible]

J. C. Keighler & Co. [illegible] Sept [illegible]

Gentlemen

We are requested to make [illegible] an offer for [illegible] your [illegible] lot [illegible] Mr [illegible] who owns [illegible] the adjoining lot [illegible] makes the offer [illegible] which is [illegible] from $40 to $50 [illegible] Real Estate here is steadily increasing in value, [illegible] some localities very much faster than others, around [illegible] where this land is situated the increase is very slow.

Before you could give a satisfactory title I presume the estate would have to be probated. In some rare cases where all the heirs are well known and join in the conveyance the [illegible] has been [illegible] with [illegible] required [illegible]

[illegible]

[illegible] occasionally and [illegible] on papers do you [illegible] them

---

Char

Dear

In
due
[illegible]
of the
Ward
to sell
[illegible]
[illegible]

[illegible]
[illegible]
[illegible]
and

[illegible]
[illegible]
[illegible]
the
[illegible]
the
[illegible]
do

[illegible]

[illegible]) San Diego Dec 26/85

Charles H. Helmore Esq [illegible]

[illegible] I have offered $1500. for the north half of Block 27.

This is about the present market price of the lots — there have been no sales in that locality any higher and if you care to sell you can accept the offer.

J. C. Reed makes the offer, but whether for himself or some other party I do not know.

Real Estate still continues to advance, but not so rapidly as for the past few months. Confidence in San Diego, however, seems as strong as ever and I believe will continue.

You know I suppose that a Syndicate here — Grundike, Babcock, Hay & others, have purchased the Peninsula, and are laying out streets and making other improvements there. I think it is to be regretted that the parties you had interested in the scheme, could not have succeeded in the purchase, for there is considerable doubt whether the present parties will do much towards its proper development.

[illegible]

Dec 26th 5

Chas Ogden Esq.
Omaha, Neb.

Dear Sir,

We have never received your check for baptismal certificates in Primary to Church, due Mrs Thaley. Please send P.O. for amount $3.50, and oblige.

Yours Very Truly
[illegible] Thaley

Dec. 29th 5[illegible]

C. A. Wehnore Esq
204 Montgomery St. S. F. Cal

Dear Sir,

Your telegram of to-day received, in answer to our letter of the 26th inst, authorizing us to accept offer of $100 for the south half of block 27, Middletown, which we have done. Please find deed for execution, on return of which the money will be paid by D. B. Reed the purchaser. We have paid State & Co Taxes and in the course of a few days will pay City Taxes [illegible] Mr McRoon paid half on the lots belonging to him. Please state the disposition you wish us to make of the funds received. Wishing you a happy and prosperous New Year, we remain Respectfully Yours

[illegible]

Jany 5th 6.

Jas H. Rudd. Esq.
Lyon. N. Y.

Dear Sir,

Your Dec 21st with Ans. Exp. Co. order for $20.96 rec'd. We have placed yr batch. Enclosed please find receipts.

We have again raised the house from $400 for us. He requires some repairs and a fence around both of the lots before to hold possession and to give validity to the title which is questionable.

The offer of $400. reported was upon the supposition that your title is perfect or could be made so. and the only way we know of accomplishing this is by fencing and taking the chances of holding quiet possession for five years. We shall be pleased to hear from you at length regarding this and the adjacent property.

Yours truly,

Morse, Cole & Wheeler

San Pedro Cal. 1886.

Madam Dolores G. de Pico,
Los Angeles, Cal.

Dear Madam,

Please find, enclosed, pay receipts for 1885. We have paid taxes on all property assessed to you, except 250 acres, and this in Ex-Mission, which we omitted to do according to instructions.

State & County Taxes	$26.91
City "	10.04
Our fee	2.00
Amounting to	$38.95
Amount Check enclosed Dec 25/85.	20.00
Balance due, which please remit by P.O.	$18.95

The only papers we have belonging to you is the Reed & Daley abstract which we will forward in the course of a few days.

With kind regards,

Yours truly,
Mun. Roll & Shaley.

Jany 5th 6.

Mrs A. E. Palmer,

c/o Montgomery & Jones Sh. Savannah. Ga.

Dear Madam,

Your 21st ult. enclosing money order for $10.96, received. We have paid taxes upon your property. Herewith please find enclosed receipts. Your property is too remote from town to be available for building purposes at the present time, and it is not likely that it will be very valuable in any [illegible]. Outside lot 1159 to which you refer, is on another part of the city and difficult of sale at the prices advertised and intended only for quiet people who are well informed as to its locality and value. However, you mention so far as a farm, there are no inhabited houses there now and it may take a short time to give some value to your property. We doubt if it could be sold at present for more than assessed. A trip to San Diego might be beneficial to your health, but do not think of coming here with the least expectation of realizing much money out of any property that you have here. Yours truly,

Wm. Hall & Whaley.

January 5th 6.

J. M. Jeffrey Esq.
Glen Elder, Mitchell Co. Kansas.

Dear Sir

Yours, (no date or name attached thereto,) enclosing Postal note for $4.99, rec'd Dec 29th ult. Having given the description of property enable us to pay taxes and ascertain your name with some difficulty, and we address you as above.

We have paid State, County and City Taxes upon said ½ 1197.88 acres, and upon lots 3 & 4, Block 84 and Blk 88, S.D. Homestead Union, amounting to $3.82.

Our fee 1.17

(Please find enclosed tax receipts.) $4.99

Should you wish it, we will attend to returning your property in your name to the Assessor with year and notify you in time to remit funds for a fee of $2.00. You will please notify us. Taxes are now delinquent. If you hold tax certificates of property upon which you wish to pay the taxes you will please give us a list of the property and we will inform you of the amount. We remit for a reasonable fee. Yours Truly

Chas. [illegible]

Jany 5th 6.

Miguel A. Aguirre Esq.
San Gregorio. San Bernardino Co. Cal.

Dear Sir,

We received Dec 21st ult. $28.50, and have paid taxes upon property assessed to your wife. Mr Rudesinda F. de Aguirre. ~~[illegible]~~ please find receipts.

Yours truly,
Mark Cook & Stacey.

San F. 6.

Chas. M. Kenny Esq.
202 Market St. S. F.

Dear Sir,

Your 18 Dec. enclosing $7.84/100 received. We have paid taxes upon specified assessed to C. C. Kenny. Enclosed please find receipts.

Yours very truly
Morr. Moen & Shaly.

P.S. On returning with your (as advised in your letter of June 27/85) we will return as belonging to Col. C. C. Kenny, map of P.L. 229, 5 acres, P.L. 227, 34 acres, P.L. 234, 20 acres and Lots 4 Blk 114 La Playa — leaving, as belonging to Mrs E. P. Kenny, map of P.L. 225, 5 acres and P.L. 230, 2 acres.

M. M. & Co

Jany 5th 6.

James B. McGilvray Esq.
Office of Utah & Pacific Rail Road Co.

Dear Sir,

Please find enclosed account sales of Lot D. Block 35. Sold Charles L. Gosselyn for $3,000 and draft payable to your order for the net proceeds, $2.806 47/100, on Pacific Bank, San Francisco, California.

On the morrow will write to you more fully hereafter.

Yours very truly
Jas. Mc Cullough & Co.

Jas. McCullough & Co.

January 3rd 6.

1885
Dec 31. By Cash for Lot D. Block 35.
Sold Chas. L. Gosselyn 3,000.

1885
Jan. To Abstract. 7.50
" " " Taxes State, County & City. 12.44
" " " Recording Amended deed & Certif. 2.75
" " " Comm'n on $3.000 5% 150.00
" " " Amount paid E. & W. Mortg. 20.54
" " " Draft on E. F. for Balance. 2806.47
$ 2000.60 3.000.00

San Diego,
Jan 4th 1886.

James, McCull & Co.

Jany 5th 66.

Messrs Brown & Brune.
40 Saint Paul St. Baltimore, Md.

Dear Sirs,

Your Dec 19th according $14.95 received. We have paid half upon such claim belonging to Magruder Estate, Plain and enclosed the balance.

Yours truly

Note Paid & Credit

Number 6.

P.S. Please say to Henry P. Magruder Esq, that we are expected to write to him concerning the profits in the course of a few days.

Respectfully

Jany 6th 86

W. H. B. Schmidt, Esq.
Nasha, Wis.

Dear Sir,

Herewith please find another
bag receipts on the 5th & 6th Jan 1886.
In the course of a few days, after
the rush attending the new year is over,
send statements of accounts.

Business is improving rapidly
on the St. You ought to be from home,
might be used for something else.

Yours very truly,
Mate, Noll & Vilas

P.S. Please inform us when you intend coming down here to examine the situation of affairs. You will find things very different from what they were in 1881, and perhaps you might not be induced to locate here

Jany 8th 6

Mr. L. Hearne, Esq
U. S. Signal Service,
Portland, Ore,

Dear Sir,

Your Dec 18th enclosing copy of letter from Mr. Prosty received. Thanks for favor of your respects. Please further acknowledge the receipt. Middletown property is improving and the property generally, free from early in the business portion of the City, having been considerably cut in grades, filling within the past year. We think the map on the reverse of this will interest you.

Yours truly

January 5th 6.

M. Pepper Esq.

Port Townsend W. T.

Dear Sir

Your letter inclosing memorandum of notes received. We paid J. A. Cohen $50 as mentioned, see your receipt. The balance of your fund has been spent.

Prices for property in M & S addition rose as high as they were during the attack. Talk about change of prices depends on the fork of the stick. The matter is now settled, we think, for the present at least. The depots will remain as heretofore mentioned. Where the effect has been to depreciate property in M & S addition and it will take time to recover from the effects of it. The only money taken from Cohen was in pursuit upon the back of your letter which we enclose. If you require more than this we will forward it to you. At the time we cite mentioned that you remain [illegible]

Yours truly [illegible] Wm. & Co.

Jany 5th 6.

Revd J. B. Gray,

17th St. & Thomas Ave., Mount Pleasant D.C.

Dear Sir,

Your Dec 17th with miscellaneous $4.50 received. The paid taxes are as follows:

State & County $2.79. City $1.00 Misc. $2.84

Gas fee .100

Making Claim $4.84

The balance due we will charge to your account next year. The usual addition, consisting Rule St. N.W. as shown on inclosed map. Give our compliments to your Father on Mount Pleasant D. C. we understand to mean District of Columbia. Hoping soon to hear from us. Lots as shown on map will be forwarded to you, in case he wishes it delivery.

Yours very truly,

Wood, Orell & Chase.

Nov. 5th 6.

Wm H. Butler Esq.
Paterson N. J.

Dear Sir.

Yours dated the 1st enclosing money order for $14.84 received. We have paid the taxes upon your property. Herewith please find enclosed receipts.

You have an more than year than back owing to the increased valuation. Comparing our fee of $2.00, we find that you are charged, for back year, at that rate, though you paid but $1.00. Our usual fee for attending to the payment of taxes is from $2.00 to $3.00. The minimum fee of course amounts to $2.00, which barely compensates for the trouble.

Hoping the explanation will be satisfactory, we remain,

Yours truly,
Cook, Cook & Haley

Dr Allyn

Dear Sir

We enclose herewith deed for the two lots I and II of Block 103 to Mr Higgins for $1200 — We have had a receipt for the lots from the town which wrote us deed separately & neither we nor Mr Higgins sold it to an old citizen of Sioux City.

We venture to suggest (of course) such a thing that you have one release for the two forwarded to us with your deed.

Mr Higgins made a deposit of $50 on account.

Mr Francisco is building a dwelling house and store almost directly opposite your lot — he says your property in Sioux City is not equal in prospect. Real Estate continues to advance in the business portion. Hotels all full, some houses being built now in town. Wm. Neff & Bro

Jany 6th 6.

H. H. Wolfskill Esq,
Los Angeles, Cal.

Dear Sir,

Your favor of 6th inst received. We have sold Lots 1 & 2, Block 79 G. New-San Diego, as instructed in your letter of the 22d Dec. for $400 and paid taxes upon property assessed to you and your wife.

Enclosed please find the last receipts, and bank deed for Mrs Wolfskill to sign and acknowledge, which please return to us, when we will remit balance, deducting our fees for paying taxes and commission on sale of lots.

We also enclose a quit claim deed for Mrs W. to sign for lots A and B in block 42 G. sold some time ago, the acknowledgment which is faulty and requires a new deed to correct it. The property now belongs to A. P. Christian, the present Deputy County Recorder. By signing the same you will greatly oblige Mr C. and any expense attending the same he will cheerfully pay.

Yours very truly,
Moore, Wooster & Bailey

We do not understand how Quintin acquired a lien for $600. He is an insolvent man and we have never seen any thing to show that he has any claim against the property.

January 8, 6.

J. H. Wolfskill, Esq.,
Los Angeles, Cal.

Dear Sir:-

Please find enclosed Mrs E. D. Wolfskill's City Tax Receipt, 1885, corrected.

Yours truly,
Morse, Poole & Wheaton
(Wm H.)

San Diego Jany 9th 6.

Rev. M. C. Smith
Poway. San Diego Co. Cal.

Dear Sir,

Since paying Mrs Mary A. Burrill taxes, with money advanced by you, we have received from Mr J. E. H. Brown, $32.80, which amount he requests us to pay over to you, thanking you kindly for the advance. Whenever in future we will pay same to you, or as you may otherwise direct.

Yours very truly
Moore, Noll & Macy.

Jany 9th

Dr M. L. Coon,

Pomona, Los Angeles Co. Cal.

Dear Sir.

Your letter to Mr A. E. Harlow has been handed to me to answer. Lots E. F. G. H & I Block 109 Pomona are on north side of town $200 each and all might separately be sold cheaper by from $100 to $500 and from $400 to $500 might be obtained upon them at 1/4 to 1/2 interest.

Yours very truly.

Moses Wolf & Daly

January 9, 6.

J. A. T. Brown, Esq.,
Hopkinsville, Ky.

Dear Sir,

Your favor 26th Dec. enclosing draft of lease, rec'd. We submitted same to applicants proposing to lease your wife's lot S-Block 61, both of whom refuse to accept the same.

We think the matter of assessment required to be paid by the lessee is rather more than you could reasonably expect owing to the uncertainty of what may be the amount levied by the City.

Should we make the same progress as the City of Los Angeles has done, and as we may, within the next five years, reasonably expect the assessments upon your property would be considerable for grading, curbing and paving. Besides the lessee would be, according to the terms of your lease, responsible for sewers, sidewalks, lamp posts, hydrants,

2.

if same should be required.

We have sought for new proposals to lease:-

Mr. Olmstead would not modify his offer already made.

Mr. J. P. Jones will pay $150.00 per annum for five years — $37.50 quarterly besides pay all taxes, put down sidewalk grade as required and maintain the same. Will agree to erect improvements worth $1500.00 and keep same insured giving you a lien upon the improvements as security for the faithful performance of his contract during term of lease, reserving the right to remove his improvements at the end thereof.

Mr. Geo. F. Walfield makes the following proposition:- To pay $250.00 per annum for a term of ten years, payable quarterly, i.e. $62.50 at the end of each and every three months, to pay all City, State, County and School Taxes, to put down sidewalks whenever required by the City, to erect improvements worth at least $1500.00 within six months from date of lease and keep same fully insured.

At expiration of lease he wants the option to buy the property at an appraised market value, or the owner to pay him for his improvements at the appraised

3.

value. Disinterested parties to be chosen to make the appraisement one by you and one by the owner, who failing to agree to have the right to call another one, the decision of any two of whom to be binding upon the parties. We think the last proposition by all odds the best and believe that it is as well as you can reasonably expect to do for the present, and therefore recommend it to your favorable consideration.

As regards assessments being made or not being made, that is a matter of no moment in our present average state, it is impossible to predict anything.

Mr. M's first proposition was for $200.00 for first five years, with the option of five years longer at a rent to be agreed upon by disinterested parties all the other terms being as stated above. At our suggestion of $250.00 for annum for the term of 10 years he modified his proposition. Mr. M. is a responsible man able to place ~~[illegible]~~ suitable improvements upon the property.

In addition to the proposal to lease, we can have a cash offer of $4,000 for a deed to the property. So you can elect whether you will sell or lease.

We confidently believe that the property

will continue to advance in value with the surrounding property.

We cannot advise you what to do, and therefore leave it to you to determine, as your inclination or necessity requires, but regret as early an answer as possible.

The lease to be effected must be signed by you and your wife, as well by the lessee, and they needed.

Should you accept Mr Mc's proposition, you might, to save time, telegraph us and we will have lease drawn and see that your interests are fully protected in every particular, and then send it to you for you and your wife to sign and return, and after Mr Mathews has signed it, have it recorded and then send to you.

We have notified Rev. O. Smith of the amount sent, & &c, and when he comes to town pay same, thank him kindly and procure receipt.

The matter of alley way is being worked up and we believe with ultimate success. It will be of great advantage to all parties interested.

Yours very truly,

Moore, Powell & Mooney.

January 9, 6

Alexander V. Fraser Esq.
10 Middagh St. Brooklyn N. Y.

Dear Sir

Your favor of ult. inclosing $8.86 received. We have paid taxes upon property as rec'd to Mrs Mary Fraser. Enclosed please find Tax Receipts.

After the hurry of the first of the year we will inquire as to the claim of Steiner & Kleber to the half of Lot 6. Block 757, also as to the pretension of a portion of the property by Lawrence.

Yours Very truly
Morse, Hall & Whaley.
E.A.H.

January 9. 6.

Mrs Dolores de Pico.
Los Angeles, Cal.

Dear Madam:-

We have inquiry for Lot F 757. Should you wish to sell the same, will you please inform us the price and oblige

Your Truly
Morse, Moulton & Wheeler
(Cal.)

January 9. 6

Mrs Susan U. Wood.
San Francisco, California.
2115 Twentieth St.

Dear Madam,

Your favor 26th December enclosing P.O. Order $ [illegible] received. We have paid taxes upon Lots [illegible], Blk 25, assessed "Unknown" and send herewith the receipts. The N½ of the NE ¼ S.L.F. 20 acres is not assessed, either to anyone or to "Unknown Owners", for 1885 [illegible]. We will attend to having all the property, properly assessed to the Est. of Geo. A. Wood for 1886.

Yours Very Truly,

January 11, 6.

Jose S. Estudillo Esq,
Los Angeles, California.

Dear Sir:-

Your favor of 9th inst. received. We have delayed sending Tax Receipts owing to the press of business consequent to the new year. The draft contained in yours of Dec. 25th $33.55 was duly received. Owing to some clerical error we appear to have required you to send more than was necessary to pay your taxes, but fortunately it has enabled us to pay not only yours but your son's taxes on the H.S. which we appear to have overlooked.

Your State, County & City Taxes	$21.98
" Son's S. C. & C	5.78
Our fee for balance	2.79
Your lot opposite Hinton's Stable can be sold for $4,500 to $4,000	$33.55

Yours Very Truly,
Thos. [illegible]

Aug 12th 6

Mr. Eric J. Dowell
Cedar Rapids

We enclose your tax receipt.

Real estate continues to advance though not so rapidly as last fall. We believe it will continue until it reaches a much higher figure than at present, though of course as in all things else the future of this city is uncertain.

Next year's taxes will probably be four times as high as they were this year.

If your house was situated on one lot (instead of on three, as now) it would rent for just as much as it does now.

In regard to the lots in Sherman's addition we think they are worth about $100 per lot ($150 for the 1½ lots) - we doubt if they can be sold for any more.

We are having a tin roof put on the house - the whole expense including work & paint will be about $110 - (all the bills not yet in) will be exactly when we write again,

Yours truly
Mason Scott & Co.

January [illegible] 6

J. C. Keighler Esq.

[illegible] St. Baltimore, Md.

Dear Sir,

Your favor of the 18th. covering [illegible] received, We have paid [illegible] the Mr. Keighler [illegible] the [illegible] month, the last month.

We are also in receipt of your favor of the [illegible] January, [illegible]

[illegible]

Jany [illegible] 6

J. B. Church Esq.

Dear Sir

Enc. [illegible]

Please find an enclosed receipt for [illegible]

Lancaster O.

C. H. Strong Esq.
Station A. Cincinnati O.

Dear Sir,

Your bill of exch. including $[illegible] for $[illegible] drawn against the lease on Mary Ellen V. Pettitt's property expired the same became delinquent expecting to receive the same from rents of the property, but were disappointed. The property is not yet rented, but we are still in hopes to rent it before the expiration of the present leaser, Jerry [illegible], as there are two parties who have been to see us about it, and whenever we get it we will remit the amount as you request.

Yours Very Truly
[illegible]

Jany 12th 6.

Mrs F. P. de Magu,

Pala, San Diego Co. Cal.

Dear Madam,

Enclosed please find bal. recepts,

State & Co. $22.84, City $1.62. Total $24.46

Duffy 2.00

$34.46

By Cash 32.00

Balance due $2.46

Please remit at your convenience the amount.

Yours Very Respectfully

Mason Cook & Mosely

All losses paid on property insured to your entire satisfaction.

Jany 23th 6

Mrs E. A. Pendleton.

Richland Plantation, Alexandria. La.

Dear Madam,

We have paid taxes so far as the $45. received from Mr Jouaccha, will go and have with the balance please send the receipts. We had expected to receive before this the $38. written for Dec 20 with in order to pay the balance due on Aug and Sept 17 S. R 1W - 800 acres. Valuation $1600. Must. received before the time of advertising the costs will be something more, and after sale, it will cost considerable to redeem.

[illegible]

17

Jany 23rd 6

Mrs E. A. Pendleton.

Richland Plantation, Alexandria. La.

Dear Madam,

We have paid taxes so far as the $75. received from Mr J. Jamaska; will go and buy with enclosed funds the last receipts. We had expected to receive before this the $38. written for Dec 23rd ult. in order to pay the balance due on Aug and 4, Twp 17 S. R 1W - 800 acres. Valuation $1600. If not received before the time of advertising the sale will be something more, and after date, it will not be advisable to send.

Yours Truly

J. B. Stannard,

ARCHITECT & SUPERINTENDENT.

SAN DIEGO, CAL.

Jany 27th 6[illegible]

R. C. Brown Esq.
St Helena, Napa Co. Cal.

Dear Sir,

Your favor of 8th inst received. The premium N.B.C. will be made to pay their half of Mtge to Whitney 23d Debt.

The enclosed tax receipts T.R.S.L. - 31, addressed to Osborough. Amts paid will be chgd to your account. County Tax on L - 96, assessed to Hansen & Reid, have been paid by them and they say they will pay the tax before becoming delinquent.

Your 5th street lots is worth about $7,000, and the other three lots about $2500. Should you wish to sell immediately, perhaps a little concession might have to be made from these prices, but if placed in our hands, in fact upon the market, [illegible] the best we can.

Yours very truly
[illegible]

12th 6.

A. Pilsi Esq,
San Francisco, Cal.

Dear Sir,

We return the deed you handed us some time ago. From enquiries made at San Diego Abstract Co's office we believe there are no back taxes, unpaid, on your property. Should you desire more information regarding the necessary to get an abstract of title, which does not appear to us, if you know what your title was at the time of purchase

Jany 15th 6.

J. M. Wolfskill Esq
Los Angeles. Cal.

Dear Sir,

Please find enclosed, statement of taxes and account sales Lot L. Block 496, and draft on Los Angeles for balance payable to your order $62.49. including $2.00 from Mr Christian for acknowledgements.

Yours very truly,
Moore, Mott & Whaley.

P.S. A party applies to know on what price Mr M. will sell Lot B. Block 452. He thinks it is worth from $400. to $425. and shd it be sold to

Jno. E. P. de Wolfskill Esq

1885			
Dec	28	To Cash paid upon State, County & City Taxes for 1885	280 26
"	"	" " " " " J. M. W. " " Taxes	35 25
"	"	" Comp. attending to payment Taxes. $2.00 ea.	4 00
1886			
Jany	13	By Cash Sale Lot L. Blk 496. as S.D.	400.00
"	"	To Comp. on Sale $450. 5%	22 50
"	15	Cash. draft on Los Angeles for balance	62 49
			$ 452 50 452 50

Received payment
Jany 15 1886

Moore, Mott & Whaley

Jany 14th 6.

Mrs Helen D. Gridley
Gridley, Butte Co. California.

Dear Madam.

Please find enclosed deed from James E. Harris and wife to Helen D. Gridley, which we have had recorded. We also enclose State & County tax receipts on the property described to wit: Gridley paid State & County taxes on lots 26 to 34 - Blk 110. Map of Subd of 1168. We will attend to paying City taxes before becoming delinquent and then send you statement of account.

We wrote you Dec 15th, reporting offer of $4500 for your property corner 5th and E Streets to which we have had no reply.

Yours truly.
Morse Bros & Whaley.

We had returned Lots 9 & 10 Blk 10, and the N½ B-112 and we included in Co tax receipt and paid on.

Jany 15th 6.

Mrs. R. P. de Mazar.
Pala. S. C. Co. Cal.

Dear Madam,

We receive, at the request of H. T. Christian, a quit claim deed for you to sign for the A and B in Block 42/760. and some time ago, the acknowledgement of which is faulty and requires a new deed to correct it. The property now belongs to H. T. Christian. The present Deputy County Recorder. Mrs. Chapman has recently signed a similar deed correcting the defects in her acknowledgements. By your signing the enclosed quit claim deed you will greatly oblige Mr. C. and may expect attending the same he will cheerfully repay. The deed now before the R. R. R. is.

Yours very truly

Jany 14th 6.

G. G. Finn Esq
Clarksburgh. Va.

Dear Sir,

Please find enclosed the deed from Jos G. and Marcellus M. Thompson to you, which you sent some time ago to be recorded, and which we have just received from the Recorders Office. We are progressing slowly and

Yours Very Truly
[illegible]

Denver Feb 19th 1

Eugene Kelly Esq.
New York

Certain parties interested in a street railroad which through block 296 of the "Middletown" survey, this City, and as the records show that you claim lots 1, 4 and 6 in that block we have been requested to write you and learn upon what terms they can obtain the right of way. If you desire to sell the lots, they will purchase at a reasonable price. They have paid all the way from $200. to $300. for such lots, and in only one case only $150 — $400. for a lot which they were compelled to have.

The early answer will oblige

Yours Truly

Chas. Shell

Aug 19th 6

Judge T. G. Howard

Dear Sir

Certain parties interested in a street railway are desirous of [illegible] through block 276 "Middletown" this city, and learning that you claim lot 3 in that block, they wish to know upon what [illegible] they can get the right of way on if you desire to sell, then, your price. They have bought several lots in this block paying from $200. to $300. per lot except in one case where they were compelled to pay $400. for a lot that they were compelled to have.

An early answer is requested

Yours truly

[illegible]

[illegible]

[illegible]

[illegible] illness [illegible] a little [illegible] climate [illegible] good.

[illegible] rates have been high but too high, the rates are not out of proportion to those prevailing in other places. The rates [illegible] here are less than in any other portion of the U. S., I verily believe, for many reasons, our mild climate and our reduced — non inflammable [illegible] in the principal ones. Unfortunately we do not fix the rates, they are fixed for us by our most [illegible] dear friends the citizens of San Francisco — or at least a portion of them — and we [illegible]

In the [illegible] the Land agents have been conferring over the rates. An invariable rate is fixed for every building in the city, from which the agents are not allowed to deviate.

We send statement, tax receipts, and copies.

We should like very much to know you build that brick block that Mr Bourton refers to, and we think it would pay. We have handed him your letter addressed to him.

The First National Bank people are building a 3 story building upon their lot, and judging by the appearance of the plans it will be the finest building in town.

It is often said here that at the time they were so anxious to build upon a 150 foot front (3 lots) that they offered you $1000. for your lot — Now I can not believe that either they offered or that you refused such a sum. As a matter of curiosity I would like to know. Your lot to day is worth at $1500. We own 50 feet immediately on the street which we could profitably sell for $1000 and I doubt if we could get a dollar more. Lots on power side of the street on west side are considered worth a little the most.

Since we have 24 feet vacant, between our two little houses on this lot, will you sell it? and if so how long a term?

The lot is really too valuable for the houses that are now on it. I presume the taxes upon this lot next year, this year summer, will be

not less than $150 — and as much more as you can get — 5th st. lot.

I think you could do some good and look over the situation, your interests here are certainly worth looking after now, and you will understand them better after being on the ground.

I think we shall build very shortly upon our lot a brick building 2 or 3 stories high.

Building still continues as freely as ever, mostly dwellings, however.

A wealthy lumberman has just obtained franchises for two wharves at "La Playa" each to have a ⊥ of two feet along the channel. They propose to dry lumber for shipment East. The grant binds them to expend $25000 within six months or forfeit the franchise — they performed this condition to show their good faith.

This letter is somewhat confidential as the parties refused to divulge their business to the board of trustees or the citizens. Oh True it is a good thing for lawyers

Yours Truly

Jany 19th 6.

Messrs Drummond & Co.
Victoria. Texas.

Gentlemen.

Your several letters received. The additional proof will be sent. There has been delay in the preparation of the depositions, owing to fixing the deaths of some of the parties, but this will be done satisfactorily, and the identification of Juan Robinson beyond question.

We were well acquainted with John Hard who died here in San Diego more than twenty years ago. He has a brother, who we believe is alive & living and we think can be found, we became acquainted with him a few years ago and we think we can get the information you desire and will work the matter up under your instructions to the best of our ability, upon your prepaying us for our trouble.

Yours very truly,
Morse, Pratt & Stanley

San Diego. Jany 19th 6.

Mrs Dolores A. de Pico.
Los Angeles, Cal.

Dear Madam,

Your favor dated 13th inst. In compliance with your request we send by Mr Ry Cox Ex, the abstracts belonging to you, this the only paper we have. Excuse the delay as we have been very busy, owing to the new year. The key mentioned was sent Jany 5, and should have reached you before you wrote. Inclose of bars, $35.95, including duty. Inclose check sent Dec 25th $30.60. Showing balance due $5.35, which you can send us by Postal Order, and oblige. Please acknowledge receipt of the same. Yours very truly,

Moses Wells & Mooney.

[illegible]

[illegible] and if you have any idea of selling you can get a good price from them.

We have drawn a draft for $950 = [illegible] sale of lots "II" and "J" of [illegible]. We will receive statement in the matter of taxes in a few days. We can say now however that Hazard paid the taxes on "II" of 35, but when we asked Pauly to pay the taxes on "II" and "J" of 203 he hesitated and finally said, he

thought you ought to pay, and that he believed you said you would pay the taxes and he would write to you to abide by what you will. I think he will pay unless you had some talk about taxes at time of sale.

We waited till last moment and then paid the State & County tax which we shall expect Vaulx to refund after hearing from you.

Yours truly

Moore Wall & Whaley

P.S. Please favor us with a few lines in answer in regard to the foregoing.

E. & W.

Jany 23 and 6.

Messrs Hammond & co,
Galveston, Texas

Dear Sirs:

Enclosed herewith please find the second power of Attorney from Mrs Sarah H. Robinson to your firm, authorizing you to dispose of her undivided remaining interest in certain lands mentioned therein, also, her deposition and that of two disinterested parties establishing the identity of her husband, Lemuel H. Robinson. We believe that the papers are all in due form, but should there be any irregularity in them, notify us the alterations required to be made.

Fully prepared, as you now are to act in the behalf of Mrs. R. we trust you will lose no time in bringing matters to a [illegible] and we shall hope [illegible] favorable news from you soon.

Mrs Robinson has been informed by a gentleman recently from Texas that she is entitled to a bounty of [illegible] in the [illegible] and requests that you [illegible] as to this, and in case this be so. She is anxious to make [illegible] favorable [illegible]

Yours very truly.

Jany 23rd 6.

Mrs Dolores A. de Pico.
Los Angeles. Cal.

Dear Madam.

This is further enquiry for New San Diego property, this time for a lot called lot H. of Block 786, and the party offers to pay $100. for the same, which is a higher price paid for any such lot. If desired to sell the same please inform us and we will forward blank deed for your signature. We wrote you on the 9th enquiring if you wished to sell Lot F. of Block 95, and if so please inform us the price. We have no answer from you in regard to this and fearing the delay is owing to the irregularity of the mails. We sent word by Wells Fargo & Co's Express, the 19th inst. the abstract belonging to you, but do not suppose that it has yet been forwarded to the northern on the State Road. If desired to sell any of your lots, will you please further advise us upon them so that in case of enquiry we may be able to do so. Yours very truly... Hibbard, Smith & Staley

When we get the abstract we can examine it satisfactorily & a copy sent to you. Meanwhile

Jany 26th 6.

Wm H. Davis Esq.
240 Park St. Los Angeles,

Dear Sir,

Your favor of 5th, and duplicate thereof of the 21st Dec., duly received. We have been much occupied with taxes and the business of the new year, still had not forgotten the matter of the abstract having been to see Wright, Hunt, Bailey & Dawson, and have been in relation thereto without arriving at any satisfactory result before to-day. You have an interest in a portion, only, of lots 1 in Block 82/785, but they think they can get, by purchase, the key certificates to the remaining portion, and therefore wish you to quitclaim your interest to the whole lot as effective in the enclosed deed, which please execute and return to us when they will commence the work of furnishing a full and complete abstract to all your property. We will hold the deed deliverable upon completion of the abstract, according to our agreement with them and to our satisfaction. The Peninsula has been used, and there is every probability of a wharf at the Sand Spit and the establishment of a ferry to the Peninsula. There is also a movement towards La Playa which will enhance the value of property there. Yours Very Truly Davis & Bailey.

Jany 28th 6.

J. M. Ruel Esq.
143 Adams St. Chicago. Ill.

Dear Sir:

Your 19th inst received. We think your lots E & F Block 22, can be sold at between $2200 and $2500, and we hope to find a purchaser and report an offer in the course of a few days within the range of these figures, so hold on for awhile.

Yours truly,
Wentz Roll & Holly.

January 28th 6.

N. W. Harris Esq.

113 Adams St. Chicago, Ill.

Dear Sir,

We wrote you the 26th inst. regarding the valuation of your lots E & F. Block 22. Harris Addition that we thought that they could be sold at between $2200 and $2500, and that we hoped to find a purchaser within the range of these figures in the course of a few days. We now have an offer of $2300 for your lots, which we consider a very fair price at the present time and should you wish to sell, please telegraph at once, (the party wishing to purchase being willing to wait till Mar.) and we will secure deposit and forward deed for execution, to be returned to us or the Consolidated National Bank, deliverable on payment of the purchase money, (about $500) twenty three hundred dollars, less cost of abstract and our commission 3%.

Yours very truly,

Morse, Hall & Whaley.

Jany 28th 6.

J. A. F. Brown Esq.
Hopkinsville. Ky.

Dear Sir;

We received the following telegram from you on the 26th inst, dated the 24th inst:
"Mayfield, ten year proposition accepted giving me the election to buy or sell when lease ends." which is in answer to our letter of the 7th January giving [illegible] of Mr George H. Mayfield to lease you lots L in Block 61, Hortens Addition, and in conformity [illegible] have drawn leases in duplicate which we think fully protect [illegible] We have submitted the same to Mr Mayfield who approves of it and signed it much with your approval [illegible] and your wife will sign the duplicate leases and acknowledge the same, using the blanks enclosed, before a notary public and then forward to us for Mayfield to sign and when recorded we will forward one of the [illegible] Messrs Jones, Dabney and another gentleman from Hopkinsville called to see us to-day. We were pleased to hear from you. They enquired about your lots, we showed them [illegible]

Yours Very Truly
Clarke Mott & Mott

Perry Co. Pa. 6.

Chas Redfern Esq. C.C. & Recd. Perry County Pa.

Dear Sir, Mr C. Durst 37 Nassau Brooklyn

Your P.C. for $5.00 received this day.

We have paid Orig County & State Taxes and fees leaving the $5.00 for our fee and postage. We enclose key receipts. You might enclose any stamps in stamps, and say, in case you wish us to look after the Library when the owner needs it, to whom it belongs or in whose name it stands if need. Hate we may have it properly assigned. We should like to know something about the title to the lots and whether we have an abstract of the property. If your title is all right, we think we can [illegible] $500.

Yours truly,
Morris, Moses & Helman.

P.S. Please inform us of your certain address and notify us of any change, that we may know when to send notification of sale and receipt.

Jany 23rd 6.

Francisco Pico Esq.
Los Angeles, Cal.

Dear Sir,

Your favor 27th inst received, enclosing check $8.35/100, for which thanks. Please notify us of any change in returning the property of Pico & Co to the direction the proper procedure time in March or April.

Yours very truly.
Moses, Moses & Whaley.

San Diego Feby 3/86. Your P/C of 18th rec'd. We have not forgotten you, but are trying to sell your 1/2 Block. Have not yet had need an offer we can recommend. The property is not desirable, owing to location, being on the flat, and lots pursuit undesirably. We think Tues that it is worth $1000 and if we can get all offers from our town that will support it, [illegible] to be [illegible] Yours [illegible]

Feby 2nd 6.

José G. Estudillo, Esq
Los Angeles, Cal.

Dear Sir,

We received telegram yesterday:— "Have you sold lots or what can the property answer." and answered. "Lots advertised, offered at $2.000. Can see at that now." We think we can sell at your figure now. To day we have offer to purchase at $2.000. $600 cash and balance in monthly installments of $50. each, interest to run on per cent per mo. The parties will erect building two stories 20x60 You will have your lots upon the lots and building as security. Please answer what you think of the proposition on receipt of this and oblige

Yours truly
Wide Awake

We enclose copy of ad: since Jany 14, 80

Oct 4th 6.

Dr Cleveland Esq.,
Hensville. N.Y.

Dear Sir,

Your 15th and 28th June received. There is no demand for Mr B's adj property especially at prices less than when you went away, owing to the uncertainty of title. There has been some talk of placing a sign board at the fork of Spring avenue where the passenger [illegible] to, and until the question is settled the value of property on Mr B's adj and at the fork Spring avenue are mean unsettled. Property at the fork Spring avenue is increasing which in Mr B's adj there is no demand for [illegible] lots fronting from [illegible] and upward. [illegible] the decision of your [illegible] [illegible] your friends. He said the man who built the cottage on the S.E. Corner of 179. He says he does not want to purchase at present the back lots. [illegible] 181, is worth from $400 to $500 and [illegible] 181 is worth from $500 to $600. and might be [illegible]

Mr Wadham says you have to be very cautious, lest [illegible] get [illegible] if you [illegible]

Clark says you buy it at [illegible] but
if our friends be [illegible] from and we [illegible] Cyphe
I am in a few days. [illegible]
I am advancing and ah [illegible] of prevailing
Bros to Dr King we think we will raise the
rent to $250.00 or $300. That comes to getting
valuable. We can spend for our lot E. $5,000
which room refused and we rented it for ten
yrs ah $250 per ann. hopes and Dividends. The only
[illegible] per ann each brick building fronting E. 4th
have [illegible] to build the property ah cost of them,
ah apparently value in case the [illegible] does not
purchase her improvements, [illegible]
Miss Eastbrook, [illegible] lot E.
for 5 yrs ah $160. hope [illegible] and [illegible]
[illegible] front on E. 4th which [illegible]
a [illegible] per month cash. [illegible] comes with
room [illegible] be improved to advantage. Ah [illegible]
$4000 to $[illegible]00. [illegible] stone and mortar
house [illegible] lot 100 feet, which [illegible]
and fully occupied. More [illegible] can be [illegible]
the N.W. cor 6th & [illegible] [illegible] adjoining
[illegible] ah $3,000 and is preparing to build, and
Hubbell also got on 6th adjoining the Marshall building
all these improvements [illegible] to come [illegible] from
Toledo with by Emigration Society and [illegible] Union. We will [illegible]
you [illegible] for the [illegible] [illegible] for about
1849 ah future. Glad to hear from you [illegible]
[illegible] Respectfully

Feb 29 6.

C. M. Yates Esq.,

Montreal, Canada

Dear Sir

I received your letter, dated 26th ult to Mr Hemlock, who writes, in preference to planting out of your trees, to preach that I would be better to purchase the trees at from $12 to $18 per thousand, and ~~save~~ save the expense of clearing, plowing and looking after the land which would be [illegible] would probably with the [illegible] per acre requiring [illegible]

[illegible]

with to do so [illegible] place, for [illegible] from $120 to $160 per acre. An old owning land adjoining, wishes to sell a portion of the 40 acres, the best part of it in the bottom, we told him we would exchange as much for part as for the whole but would have to write to you first [illegible]

[illegible] he said [illegible]
[illegible] he [illegible] [illegible]
[illegible] while [illegible]
[illegible] a more certain [illegible] [illegible] Please
let me know [illegible]
[illegible] as to
uniting the 40 acres in Mission Ballast [illegible]
Hamilton as he [illegible] [illegible] He concurs the proposition made
in our letter Dec 23d, "To farm in the 40 acres, provided
in case of sale he is reimbursed the cost of material,
(say $60 to $75) by you or the purchaser. He will
do the work and haul the material free of charge, and pay
rent equal to the taxes. He will require reasonable time to
operate. Under the present arrangement, owing to the
property not being fenced, he derives very little benefit
from it." and [illegible]
[illegible] He says he would [illegible] pay rent [illegible]
desired the [illegible] [illegible] so
please let us know [illegible] [illegible] nothing
he was prepared to [illegible]
Upon more ab[illegible] we will do the fencing he asks
the [illegible] to [illegible] [illegible] ascertain [illegible]
[illegible] and in the [illegible]

[illegible]

Mr. McElroy [illegible]

Date						
1850						
Jan	8	Pd	Bottinger	from Oct 26		1 00
Feb	12	"	Cash	from Dec 1 to Jan 1		3 00
Feb	28	"	"	"	8 " Sept	4 50
Mch	12	"	"	"	Nov 2 " Dec	5 40
Mch	28	"	"	"	Sept 1 " Oct	6 00
Apr	2	"	"	"	1 " Sept	6 00
"	23	"	"	"	Dec 1 " Sept	9 00
"	25	"	"	Cash from C. H. Baker		60 00
"	31	Dr		paid Wm. Crouch, Bill		15 92
May	3	Pd	"	from Higgins for 1 Bill		6 00
"	29	Cr	"	paid Bill		28 15
"	"	"	Cash for nursing, attending, administering medicines, making beds, etc.			10 00
			Jan 1 to Dec 31			$93 50
			Balance			

[illegible] By Cash [illegible] 8 00

185[illegible]

[illegible] [illegible] By Cash [illegible] 7 00

" " " [illegible] 00

" " " Com[illegible] 8 00

Aug [illegible] By Cash [illegible] 7 00 8 00

" [illegible]

Sept 26 By [illegible] 7 00

" " Do [illegible] 8 00

Oct 2 By [illegible] 7 00

Nov [illegible] Do [illegible] 8 00

" 28 By [illegible] 8 00

Dec 19 " [illegible] 1 25

" " Do [illegible] 11 87

" [illegible] " [illegible] 1 75

" " " [illegible] 8 00

Jany 10 By [illegible] 6 00

" Do Do [illegible] 2 00

" " " Comps [illegible] 6 Excavations 50 pr ea 3 00

" " " Balance due you. $ 56 00 56 00

San Diego [illegible]

[illegible] 185[illegible]

[illegible]

1845				
[illegible]	[illegible]	By Cash from [illegible] to August 15th		$ 00
"	"	[illegible] on check	7 00	
"	"	Commission on [illegible]	1 00	
Aug	15	By Cash from [illegible] to Sept 15th	5	$ 00
"	29	[illegible] on check	7 50	
Sept	26	By " from [illegible] to Oct		$ 00
"	"	[illegible] on check	7 00	
Oct	2	By " from [illegible] to Nov		$ 00
Nov	[illegible]	[illegible]	7 50	
"	28	By " from [illegible] to [illegible]		$ 00
Dec	19	" " " " Camp		$ 00
"	"	" allowance " for Pipe	1 25	
"	[illegible]	" paid Shake [illegible]	11 [illegible]	
"	"	" [illegible]	1 [illegible]	
Jan	15	By " from [illegible] to Feb 15		$ 00
"	30	" paid [illegible]	6 00	
"	"	Comp. attending to business 1845	2 00	
"	"	" 6 occasions [illegible]	3 00	
"	"	Balance due you		
			$ 56 00	56 00

Jan [illegible]
[illegible]

Feb 4th 6

Charles de Wolmore Esq

Dear Sir

We are requested to offer you for your 20 acres in Pueblo lot 1773 $120 = , six dollars per acre. Adolph Gasser makes the offer - he says for some party to other, he sold an adjoining piece (Mons) myself sold, last week, a space least in 1772 probably the same kind of land, for ten dollars per acre. I think yours is worth at least $10 per acre.

We are also offered $300 = for your block 102 Middletown. It is very fairly located on a large hand and and is worth I think about $500 =

Will you set a price on the above property.

Mr Chapin has taken the Quarries - he will write you fully in regard to them - they look well.

Yours truly Moses Hall Jr.

1876				Balance as Contra		7 65
"	15			Cash paid for [illegible]	7 37	
"	2			from Mrs Condit to Feb 1 (Cash)		10 00
Feb	2			Steubens to Mar 1st (Cash)		5 00
"	3			Ferguson to Feb. 1st (medicine)		5 00
"				Peters to Feb. 23 (Cash)		5 00
"	2			Mrs Condit to Mar 1st		10 00
"				Clara (South Side Store)		6 00
Mar	2			Peters to Mar 23		5 00
"	2			Steubens to April 1st		5 00
"				Ferguson to Mar 1st		5 00
"				Pollock to April 1st (Cash)		18 00
"		20		pd setting glass. Cash	50	
"	20			Farm rent		225 00
"	2			paid for 2 tons of Hay 10. Miscellaneous	363 00	
"				Cash for attendance to funeral	10 00	
"				Cash paid for Dr Bill Attendance $200	2 00	
"	2			from Ferguson to April 1st		5 00
April				Ch Clair to Mar 1st (medicine)		12 00
"		20		paid putting in glass	4 00	
"	17			from Ferguson to Mar 1st		5 00
"		21		paid Benjamin for medicine	1 30	
"	22			from Gudson to May 1st (Cash)		10 00
"		26		paid Simpson morning Courier	1 50	
"				from Steubens for glass broken (paid)		2 00
May	22			Gudson to June 20		10 00
June	3			Ferguson to May 27 (medicine)		3 50
"		20		pd Hoar for 2 mowing & putting [illegible]	2 00	
"	24			Gudson. 1 yr Pr Pay. & Farm	22 00	
"				from Gudson to July 20		10 00
"				Ch Clair to June 1st		12 00
"	29			Brown to April 23		5 00
"		30		paid according discount from Gudson [illegible]	2 50	
"				Cash for attending to settlement	5 00	
July	20			Cash from Gudson to Aug 20		10 00
					52	472 5

1885 Amount Brought forward. $ [illegible]

[illegible] 7 [illegible] from 23

[illegible] Nov 23.

[illegible] 2 [illegible] (for remaining collection from 23)

" " 13 " [illegible] Brown [illegible] 1 [illegible]

" 24 By " Jas Judson 2 mos to Feb 26 20

" 2 " " " Brown to Aug 23 [illegible]

Feb 22 " " " " " expire 23 [illegible]

Nov 6 26 " pd regulation dues Jas Bard exp 1 [illegible]

" 16 By " Jas Brown to Feb 2 [illegible] 00

" 23 Fe " pd [illegible] expir house on [illegible]

" [illegible] " " [illegible] 30 0

" 30 " " paid Edw Nicholas Auditor 3 [illegible]

Dec 2 By " from Judson to Feb 26 [illegible] 25 00

" " " " " Brown to Feb 26 [illegible]

" 15 26 " paid J. R. Mullen [illegible]

" 23 26 " paid Rose [illegible] [illegible]

" 30 Fe " paid [illegible] 26 [illegible] 1 [illegible]

" 20 Fe " from [illegible] [illegible]

1886 Jany 12 By " from [illegible]

Jany 29 Fe " paid [illegible] 2 [illegible]

Feby 3 " " pd 88 C Exp. on [illegible] [illegible] 1 [illegible]

" " By " from [illegible]

" " 26 Coupe: Meeting collection. [illegible] 30 05

" " " Balance Carried to new a/c. 13 73

$ 512 35

By Balance, due you [illegible]

[illegible]

Feb 5 1886

[illegible] paid ch [illegible]

from Brown to Jany 29/86. 8 00

[illegible]

[illegible] 6.

Mrs Helen D. Gridley.

Gridley, Butte Co. Cal.

Dear Madam.

Yours of [illegible] enclosing statement of [illegible] to date, showing balance, carried to new a/c, $13.78. We also enclose receipt for tax on property assessed to you, for 32, on lot 1 [illegible] weight on lots 80, amount $[illegible] amount to [illegible] they have [illegible] declined to pay, but promised to notify us, and so avoid delinquent and [illegible] advertised. We have received anything about it. We have also paid the City Tax upon the same lots (Lots 80 [illegible]) and enclose the receipt herewith. We also send you [illegible] receipt for 1873, as it is better for you to keep them with your title papers. Respectfully & advisingly, the Trustees [illegible] would be glad to hear on the subject you have made some [illegible] and purchase them. Your Block [illegible] in [illegible] & the property will be more valuable [illegible] and we hope soon to be able to sell on Block 20 & 44. You lots on D. St. near the Court House might be improved to advantage in Southern [illegible] [illegible] here.

Yours truly

[illegible]

Feby 6th 6

E. H. Sloan Esq
P. M. B. Station U. Cincinnati O.

Dear Sir,

We have rented the Tibbets 40 acres at $10 for Nov 1st 1886 to E. Dunn the same man who was in treaty for it. You will please inform Mr Tibbets and advise if she wishes to sell, as we think Mr Dunn may purchase at about $500.

We enclose P/O. for the much received lots, our bond $200 for renting, payable to your order, which you will please acknowledge and oblige

Yours very truly,
Morden Noell & Haley

Feby 6th 6.

Wm. H. B. Schmied Esq.
Napa. Cala.

Dear Sir

We enclose statement of account to date, and check, $44.75, for balance due you. We are in close learning Parmore with Norris. By copy of indorsement thereon, you will see that Frank has disposed of his interest to Louis B. Parmore. We wish to divide our half lot, and have letter from you to pass with you, otherwise, we will give you $3000 for your half, providing we can arrange with Parmore to move on another lot. You will please turn Brown about the place, and we will then see what arrangement can be made with Parmore.

Yours very truly,
George, Mel & Co.

Th. H. B. Schmied. Dr. Cr.

1885

Aug	13	By	Cash for Passmore & Hedine, Lessees acct s/p Th. G. Blair 44 Cases 3 yrs at $ 15.00 per month to Oct 13/87		15 00
"	"	To	Comp. on for negotiating Lease	15 00	
1100	5	By	Cash for Hedine to Nov 13.		15 00
"	14	"	" " " Dec 13.		15 00
Dec	14	"	" Passmore. Jan 13.		15 00
"	24	To	" paid " 2 Co Tax	9 65	
"	"	"	" " Cts "	3 60	
1886	"	"	Comp paying Taxes	2 00	
Jany	13	By	Cash for Passmore to Feby 13		15 00
"	"	To	Comp. 5 Collections	5 00	
Feby	6	"	Cash, s/p on S. F. for Balance	44 75	
				$ 78 00	75 00

San Diego,
Feby 8/86.

Pierce, Treasurer

Sept. 6th 6,

J. D. Fred. Esq.
San Diego

Dear Sir,

Your telegram of the 5th, received to-day, to the following effect:— "Lots must ~~not~~ absolutely thru hundred dollars lowest price". In conformity therewith I have executed which please execute and return to us or the Commercial National Bank of San Diego to be delivered upon payment of $2300 net. You will also please enclose with the deed all firm deeds in relation to Lots E & F in Block 22, which will be of no further use to you and which the purchaser claims to have.

Yours Very Truly,

Hunt, Alexander & Hall

Feby 7th 6.

Henry H. Magruder Esq.
941 - 13th St. N.W.
Washington. D. C.

Dear Sir,

Your favor January 22nd received. You will please excuse the unavoidable delay in answering. We have earnestly tried to obtain a fair offer for the Magruder property here, but so far have been unable to get any which we could advise you to accept.

We suppose we had an offer of one thousand dollars, but the party after looking into the matter further, withdrew the offer.

It appears that the Probate Court of this County, May 31st 1881, distributed this property, as follows: One half to the widow, Henrietta Magruder, one sixth to Kate Magruder, one sixth to Henry H. Magruder, (children of J. B. Magruder) and one thirtieth, each, to Eliza R. Buckler, Isabel A. Buckler, Thomas A. Buckler, May E. Buckler and Mattie L. Buckler, (grand children of J. B. Magruder.)

Some of the property has been used for keeper in years past, (before the same was placed under our charge) either to private parties or the State of California.

Our Mr Morse, however, who is tolerably well acquainted with the situation of the property, is willing to offer you Twelve Hundred Dollars for it.

We enclose deed for the lines to sign, which you can return to the Consolidated National Bank of [illegible], to be delivered on payment of the sum of Twelve Hundred Dollars.

You can also instruct the Bank if you decline, not to deliver the deed, if in their opinion, the price is too low.

Yours Very Truly

[illegible]

P.S. The taxes for 1865 have been paid and receipts sent to Messrs Brown & Brown, Boston.

We cannot make out the initial of your christian name whether it is "P." or "B", and have left it as that it may be [illegible]. We enclose the form of Bank acknowledgement — [illegible]. The "general" will answer, unless some of the parties are married, in which case [illegible] for them, the "married woman" outside.

[illegible]

Feby 5th, 1.

H. V. Pier Esq. Cor: Olive & 6th Sts. San Francisco Cal.

Dear Sir

We have sent Pier Volume. My copy which is still unable to pay you account, but hope with the expected improvement in business he will be able to do so in the course of two or three months, and we believe that he will do as he says. We have patience for a little longer. You will remind us if the matter is not settled in months from now and we will call upon him again and hope he will be ready to make settlement.

Yours truly

Thomas Whitney & Co

This [illegible] to your [illegible]

Feby 9th 6.

Ed R. Miller, Esq.
Elk Falls, Kansas.

Dear Sir,

If you are a first class man with means, can secure the proper location and will keep a first-class saloon in combination with billiards, we think you would do well. We send some circulars.

Yours truly,
[illegible] Bolton

Feb 9th 6

R. C. Brown Esq.

Dear Sir

We have offered by Dr. Sheldon for your lot, Cor. 5th and III. sts. $8000 = as follows:

He will pay $500 per year down, the balance to remain on interest for a year or more.

He intends to erect a brick building if he obtains the lot.

There is a good demand for business property and I think you will get your price in cash before a long time should you not desire to sell on time.

If you can accept the above (or a similar) proposition, please telegraph at our expense. The party desires to know as soon as possible, as he has other property in view.

The demand for business property is still brisk.

Yours truly

Moore Whaley & Dalton

Feby 6

Mr. Allyn

Dear Sir

We are offered for your four lots in Block 14, by Mr Loewenstein, $2000 as follows:

Cash down $800.

The balance in 3, 6. and 9 months with interest.

If you do not wish to sell on time, you will have to wait, I presume, until that time before receiving a cash offer.

Mr Loewenstein has just built a two story brick building on 8th st between H and I and is [illegible] with a man of means.

Yours truly

Moore Whaley & Sullivan

P.S.

Your house is still an invalid confined to the house but hopes soon to be out again

Yours E.M.M.

please telegraph

Feby 11th 6

Chas H. Howland Esq
Box 883. Los Angeles, Cal.

Dear Sir

In yours of Dec 11th 1885, you kindly offer to give us any information we may require in the U. S. Land Office at Los Angeles. We have come to ask from that particular office. But would like to get some from the County Clerk's Office of Los Angeles Co. If not troubling you too much to do so. Ask the County Clerk to let you see the papers in the matter of the Est of Joseph R. Gilchrist, deceased, to see if any notice was given to creditors, by advertising, in the settlement of said Estate. Gilchrist lived here many years ago, died debts, afterwards went to Los Angeles and died there. Recently the estate was administered upon and decree of distribution made to the heirs, but as the expenses incurred (mentioned in the copy of the decree, needed in this case,) estimated at only $4.65, we suspect that there was no notice given to the creditors, and would like to ascertain the fact for the benefit of some of them in whom we have an interest. By giving us the desired information at your earliest convenience, you will greatly oblige

Yours very truly
Frank. Mealy & Co.

Hilton Feb 19th 6.

Saul Cleveland Esq
Canandaigua. N.Y.

Dear Sir,

We have enquiry for Lots 11. 12. 13. 14. 15. 16. 17. 18. 19. and 6th st. the factory writing to purchase thinks it is worth about $2000. and we suppose would readily pay that for it. Property is rapidly advancing on 6th St, and we think soon a better price may be obtained, so if you can not particularly anxious to sell we would advise you to hold on a little. though probably property in this locality will not advance quite so rapidly as in some others. If disposed to sell upon terms please inform us.

Yours Very Truly
[illegible]

May 18th 6

D. T. Phillips Esq.
Corner Diamond & 4th Sts. S.R.

Dear Sir,

Your 30th Jany received. We have written to the North National Bank folks that you might call upon advancing the $10.000 note, and we have the matter under consideration. When we hear from them, in case we do, we will inform you.

Yours very truly
[illegible]

Feby 12th 6.

C. J. Helmore Esq.
Ist Montgomery Sk. N.F.

Dear Sir

Your favor of 11th and P.C. of the 5th inst received. Bean Fund enclosed the a/c of C. A. Helmore and draft for $434.92/100 made payable to your order, covering the balance due thereon. The firm of Moore, Neill & Whaley is dissolved by the retirement of our Mr Neill and business will hereafter be conducted under the name of Moore, Whaley & Co.

On the return of your brother from the East [illegible]

Yours truly,

[illegible]

"	"	Cash, recording deed for Rem. Feb 9. 85	3 50
"	14	" paid Pac: Natl Bank on settlement of $1800 Mtge.	39060
Feby 11	To	Cash balance a/c. Draft on San Francisco, to order C. J. Wilson	434 92
			$1775 00

San Diego
Feby 1st 86.

Morse, Mell & Ackley.

Feby 13th 6.

Charles Redfern Esq.
C/O. Mr O'Dwyer, 3d & 4th nos Market St
San Francisco, Cal.

Dear Sir,

Yours 9th inst, received. We have, in conformity therewith sent you lot L. Blk 6. Horton's Add, for $500, to Chas L. Joselyn and enclose deed for you to sign, which you can return to us on the Consolidated National Bank of San Diego, to be delivered upon payment of $500. Less our Comm $25. and cost claimed $5 — 30

Netting you the balance $470.

You will please state how and where the money is to be sent to exact.

We have a deposit from the Grantee and the sale made for you.

Yours Very Truly,
Moore, Chase & Pratt
Per Geo. Chase Secretary
Moore, Chase & Pratt

P.S. You will please send with deed any title papers which you have to the property.

Helena 13th 6.

Capt. John P. Clague, U.S. Q.M. Army,
Santa Fe, N.M.

Dear Sir,

Your favor of Nov 10th, 68, duly received. Since then I had no [illegible] of your favorable offer to report to you for your lots "C" in Block 196, Horton's addition, San Diego. Which lots in the vicinity are considered worth from $400 to $500, I am not able to get any better offer than $300 for them, owing, partly, to a depression upon the real part of it requiring considerable filling, but more particularly to their being a large bank or shoal upon the lots adjoining which would be objectionable.

I have offered to sell to get an offer from the party owning the lots on the North, and from the party owning the lots adjoining to South, or from any other party. I cannot recommend it to your acceptance, because I should get more, and believe that you may do the report it knows for your consideration.

Yours, very truly,
[illegible] Horton

Letter No. 6

[illegible]

[illegible] the prices
[illegible] at the end of spring Avenue.
[illegible] land in that direction just now for
speculation. [illegible] been viewed
[illegible] the middle town
[illegible] probably to the south and east
[illegible] and being cheaper in
that [illegible] which there will continue
[illegible] demand for cheap
[illegible] specially.

[illegible] the land would sell
easily for price = principally from a little
[illegible] still as it once but a
speculator would buy it, it might
not sell for as much.

Property generally appears still to be
on the rise, and we all hope, the

time is distant when we shall have a reaction.

I presume you get the "Sun" regularly as I ordered it sent you some time ago, and are pretty well posted as to matters here, and can judge whether it is better to hold for a further advance or sell now. Your land lies between one half and three quarters of a mile from the principal business street of the city. The R.R. passenger station is however very near it and has a tendency I should think to draw some business, though at present there is absolutely no business not even a freight stand in Salem within half a mile of it. The station is a miserable little building one story, not over twenty feet square. Our people have been growling about such accommodations for a long time and we hope some day to see a improvement.

By the way, you have some interesting about the strip of land taken by the Railroad Co. for right of way. I presume they will have it condemned by the County soon.

Yours truly E.W. Morse
for Mark Wheaty & Dotlen

San Diego Feb 16th 6

H. E. Wengell Esq.
San Diego
Cal

Dear Sir

Your letter of Jany 30th in relation to the amount due from the County of San Diego for insuring the Court House in was duly received.

You misunderstand our letter of Oct 14th upon same subject.

The County Warrant for the amount was issued Dec 2d 1884 (No 814) by the County Auditor, by order of the Supervisors and we duly remitted the same to you.

Upon inquiry, to day, of the County Treasurer he informs me that no Warrants issued since some time in 1883, have been paid, he further said that I might say "that Warrant No 814 could be paid sometime but he could give no idea when".

This was not

very satisfactory. There seems to be some question in his mind, whether under a late ruling of the Supreme Court, the Supervisors have not violated the constitution for [illegible]

The Southern Pacific Railroad owes back taxes enough to pay their expenses but as these taxes had not been collected there seems to be a question of doubt in the mind of the Treasurer and he therefore refuses to hold it until ordered by the courts to pay the money.

The amount at stake is so large, that it can not be long before the courts will be invoked to settle the matter. Should the Supreme Court of the United States render a decision now, compelling the S. P. Railroad to pay its taxes, the matter would end at once. I think there is virtue enough in that court to meet out justice to that wealthy corporation.

Yours truly

E. W. Pierson

Feby. 18th 6.

W. H. Nacker Esq
Dallas Texas

Dear Sir,

Your 15th inst received. The lot on the S.E. Cor. of Ply and H St withdrawn after reporting the price of $8,000. The lot on S.E. Cor. D and Pond may be had at $2100 if applied for. Consult the owner advising us that if not used in a few days the price will be advanced to $2500. The lot of 50x150 fronting on Q St which is 125 ft wide leading to depot. The property is desirable and we consider it even at $2500 a good investment, as property in that locality will advance very materially. We also have 50 ft W side 6th St between F & G Sts, 200 ft South Santa Rosa Hotel on the opposite side of the way and near the P.O. which may be had at $4,000, also 50 ft E Side 5th between H and I, improved with frame wood occupied as a restaurant and a good smokehouse brick occupied by the owner, fine area store house, which can be had for $9,000. All these are fine properties and prices advancing.

Yours truly,
Moore, Whaley & Dalton.

[illegible] 6

[illegible]
[illegible]

Dear Sir
The contract for the sale of the [illegible] lots and Block 74 has been closed [illegible] to us [illegible]. [illegible] E. [illegible]

[illegible] Mr [illegible] [illegible] and desire their deeds to be executed by you [illegible] (E. [illegible] Livingston) and the others to [illegible].

The details are as follows:

Cash, as receipt by [illegible] 1250.
Note of [illegible], 6 mos, [illegible] 400.
Ditto " " " 12 [illegible] 450.
[illegible] total [illegible] 2100.

[illegible] deed to [illegible] to remain with [illegible] until notes are [illegible] [illegible] [illegible] [illegible]

[illegible]

[illegible] by the [illegible] & Patten

[illegible]

Feb 1906

Mrs. Ellen V. Tibbetts -

Madam.

Think I have a customer for your land in the Tin Jimmy Valley. He will pay cash in full but no fancy price -

Please give us your very lowest figures for cash at once as the party must decide between this and other property very soon

Very Respectfully

[illegible]

The think Mr. Jennings friend will pay $4500 Cash for the 40 acres, and possibly, we think, more to you - our commission being $225.00, and cost of abstract $50, making sale equal to $4475.00, which we consider a very fair price for the track, there being only about 15 or 20 acres of land available for farming purposes. He takes it subject to present lease to Mr. [illegible]

If you are satisfied to make the sale upon these terms please let us know at once, and we will secure deposit to bind the bargain and forward deed for you to sign.

Yours very truly,

Thos. Thaley & Dalton.

Feb 24th 1866

Mr. Thos Hamond Esq
Victoria Texas,

Dear Sir

Your of the 15th inst, enclosing receipt to Mrs Robinson of Lavaca, for $19.20, being her share of proceeds of sale of lands in Calhoun County, received, and is perfectly satisfactory to her. The bill drawn to draft upon Lavaca for the amount of the deposit to her credit. We have devoted considerable time and attention to the matter and selected some share of the commission from you, but as there was no understanding in regard to this, we will leave to you to determine the proportion, which we think should be at least 25% upon the amount received or that may be hereafter received for the account of Mrs Robinson; and, should we give you information regarding the receipt of any property belonging to John Ward, we think 1/3 of the amount received by you would be reasonable.

You will please inform us regarding the bounty, which Mrs Robinson believes is due to her late husband, and the pendant at present here. We enclose you some papers, (taken off one Joseph C. Mason) handed to us by Mrs Robinson, for your examination, which, possibly, may lead to the recovery of something

No. 6

[illegible]

[illegible] letters [illegible] were duly received. [illegible] Deed has been filed with the County Recorder for record, but it will be a month or six weeks before it can be recorded owing to an accumulation of business in the office. When recorded we will forward it [illegible]. The fee for recording was $2.00 which we paid — the amount enclosed in our letter being $2.— (The recorder's fee in the matter in question would have been $4.00.)

Property generally has increased in value throughout Southern California, but of course in some places much more so than in others, particularly so in regard to National City (and Chula Vista) and San Diego. The former has increased very

very little during the past year while Sale Cities property has increased from 25 to 100 per cent.

We think some 40 acres in Mobile sold $\frac{C}{MB}$ would now sell for $40,000.

We would not estimate the 10 acre lot on Dauphin Street any higher than we did last year namely $15,000 and hear that was rather too high.

There are so many contingencies, it is difficult to estimate what this property may be worth a year hence. However we can imagine no possible cause for a depreciation of values. We hardly believe real estate generally will continue to increase in value though not as rapidly as during the past year. Some more sanguine people believe however it will advance more rapidly during the next year than ever before — on the other hand some think there may be a reaction from even present values.

[illegible]

[illegible] of [illegible] that

[illegible]

[illegible] Hermans Addition [illegible]
lying between [illegible] and [illegible] sts on [illegible]
st." would now sell for about
$150", possibly for $175".

[illegible] there are very few sales
taking place in that locality;
about the same distance from the
center of business, to the north or
south west, lots are selling for three
or four times as much.

As regard to your lots [illegible]
and E of 119, Hartsville Addition, about which
[illegible] [illegible]
[illegible]
[illegible]

Feby 22d 6.

Dr N. L. Coon.
Pomona. Cafja.

Dear Sir,

Yours of Feby 16th received, and according to instructions therein we might have sold your half block 160 for $850, but believing that it ought to sell for about double that amount, as we previously wrote to you, and though the best offer received up to the present time was only $500. and knowing you desire to sell and to realize the best possible price, we gave the matter of the sale of your property our special attention and we are happy to say that we have succeeded in obtaining a price beyond our most sanguine expectations. Sales of property in that direction at present are rather slow, for the reason, that attention is given to property in the opposite direction. Up to 4 pm Saturday we had not succeeded in getting any advance over $850, though we collected offers for $1250, and even $800. Then a gentleman came in and we took him to see the property. He thought $1000. was reasonable enough for it, but that he could do better elsewhere with the money and he declined. Subsequently, we had a talk with him and he was induced to purchase at the price named, and closed the trade for $1000. At any rate, this offer is worth more than the cost of your entire property. Please forward the same when you return the deed &c. &c. Yours truly, Moses Kelley by Dillon

Feb 22nd, 1864

Col. R. Brown Esq.
Dear Sir

Upon receipt of your letter of Feb. 11th we called on Mr Heathfield and informed him of your present views regarding the lease.

He appeared surprised and said that relying upon your telegram and letters he had made arrangements to build on the lot and had already incurred considerable expense and liability and should therefore claim the lease.

He has since sent us a formal communication – a copy of which we enclose – replying to that he intends to claim the lease. He really makes out a pretty strong case.

We think he could be induced to accede to your suggestions in regard to curbing, pavements &c.

We hope this matter can be arranged amicably and should regret exceedingly to have it go to law.

Feb 28th 6.

Capt M. Sherman.

Dear Sir.

We think you can work for us the 11 Belcourt to the S. P. market and the G. N. belonging to John C. Henriques. Horton Addition. Please inform us if there is a sale and the price, as we have inquiries for them be a profit within to improve them, provided both can be had.

Yours truly,

Morse, Whaley & Dalton.

We have been acting entirely in your interest in this matter, and had supposed from your letters that the terms of the lease were entirely satisfactory.

We are glad to learn that you intend coming out here, and hope your arrival may be early enough to make some amicable settlement of the matter with Mr. Mulfield.

We remain
Yours truly
Moore Whaley & Patton

Feby 23d 6.

Dr. M. L. Coon
Pomona, Calif

Dear Sir

We sent you a deed yesterday for the South ½ of Block 169, Holton Addition, supposing that the title was wholly in you, but since getting the Abstract, to-day, we find that your wife is interested with you in the property and therefore enclose you an other deed to be signed and acknowledged by yourself and your wife, using the form of acknowledgement enclosed. If you have already sent the deed by you, you will please attend to this one and we will return the other to you.

Yours Very Truly

Feb 25th 6

Mrs. V. P. de Mazer
Pala S. D. County Cal.

Dear Madam,

Your favor of the 18th instant received and in conformity therewith we have sold one of your lots (J(j)) of Block 75 for a better price than you anticipated. We enclose deed to L. S. Jones, consideration $500.00, which please sign and return to us. Have the Justice in taking your acknowledgment to use the blank enclosed for a married woman. We enclose you January 15th a Quit Claim Deed for you to sign to Mr Christian for lots A and B Block 760 sold by you some years ago, for the purpose of correcting a defective acknowledgment. Your sister Mrs Wolfe Hill having signed a similar deed for the same purpose, we presume that you can make no objection to do the same, and trust that you will enclose it to us with the Jones Deed. The lot on the Prentiss Tract is advertised today.

Yours truly
Monroe Wheeler & Dalton

Feb 24 6

A. L. Brown Esq.
St. Helena. Napa Co. Cal.

Dear Sir,

The Mortgage on lots A & B. Block 96, for $14,000.00 paid by us on Friday was paid yesterday with the interest due thereon - Your share, less the amount ($15.00) paid by G. W. Hogaard, amounts to $2.050.00. The Mortgage has been cancelled of record and note marked paid by the Bank. We have both in our possession. We had been thinking of raising Schilling's rent, but in view of the probability of your selling the property soon we have not done so. Now, that you have decided not to sell, we will give him the customary notice when he pays again. We think that $25.00 would be about a fair monthly rent at present -

Yours truly
Moore, Pettibone & Co

Feby 26th 6.

José G. Estudillo Esq
Los Angeles. Cal.

Dear Sir,

We have sold your Lot 50 x 85, corner E and Second Street to the Grand Lodge of the Fraternal Heintzelman Lodge No 33, for Two Thousand Dollars, they having paid the sum of Fifty dollars on account to bind the sale. We enclose deed for you to sign and acknowledge which please do and return to us. We order to make the sale we made concession of our half of our commission.

Yours very truly
Morse, Shaw & Dalton

San Diego, Cal. 18th 6

Thomas Carden Esq.
San Diego, Cal.

Dear Sir,

We are instructed by the owners of Lots A. B and C. Block 76, to give you notice that you must pay rent for the portion of the premises occupied by you. We are therefore, please call at our office to arrange for the same at your earliest convenience and oblige,

Yours Respectfully
[illegible]

[illegible] 6.

A. B. [illegible] Esq.
13 Nineteenth St. Brooklyn. [illegible]

Dear Sir,

[illegible]

[illegible] 25, 6.

A. B. Mann Esq
13 Mitchell St. Brooklyn. N.Y.

Dear Sir,

Your favor of the 19th received. [illegible] have written we have made a careful examination of the records and find that our [illegible] dated Dec 10, 1826 in [illegible] C. Blk [illegible] for [illegible] for [illegible], and the [illegible] of Dance [illegible] for the same price. Assuming the correctness of [illegible] as [illegible] we do, we presume that [illegible] title, if any [illegible] had, such [illegible] a bar title [illegible] unless a decree has been, we do not think that it amounts to anything, but to [illegible] [illegible] [illegible]. But as you have been in possession through [illegible], of the three lots, and paid the taxes thereon, we do not allude any interference to the claim of [illegible] [illegible] a transfer of the property to [illegible]. The Trust therefore [illegible] to investigate the [illegible], such attempt will warrant an abatement, [illegible] this is not a part of our business. Though we will endeavor to [illegible] it, and clear up the title [illegible]

[illegible] that he with the [illegible] came and [illegible] with us
in the fragment — [illegible] for the old house,
[illegible] and approved that he was
do so in the course of a few days. The building is old and unsightly and [illegible]
together at [illegible] Gen. Mr. Thacher [illegible] made
upon [illegible]
your lots [illegible] with Belle for
Come [illegible] for her [illegible]
[illegible] and out. when
required ho[illegible] months pay all
hopes, which [illegible] on in lieu of
the hopes [illegible]
The prop[illegible] [illegible] time from
[illegible] to [illegible] the Dalton and the
town [illegible] [illegible] graded the
[illegible] the City authorities
[illegible]. The [illegible] [illegible] the amount
of the [illegible] [illegible] hundred feet
fronting [illegible] [illegible] the
amount. We will inform you [illegible] you may
send the amount necessary.

Yours very truly.
Mess. Thacher & Dalton.

ety, notice that we must come and [illegible] with us
in the premises [illegible] [illegible] for the [illegible] been
~~[illegible]~~ lots and upon which he was
due to in the course of few years. The build-
ing is old and unsafe and [illegible] removed
together at [illegible]
[illegible] You [illegible] [illegible] made
upon [illegible]
your lots and, if you do not wish to sell for
some years, we will lease the property for ten years
put up a good fence, side walk and curb, when
required to be so by the city authorities pay all
taxes, State County, School and City or in lieu of
this keep the [illegible] [illegible].
The property is worth at the present time from
$1500 to $2000, but will increase in value in the
future years. [illegible] Street is now being graded the
work having recently been ordered by the City author-
ities. We can not tell you what will be the amount
of the assessment upon your one hundred feet
frontage on the same. As soon as we learn the
amount we will inform you such as [illegible]
send the amount necessary.

Yours very truly.
Mess. Maley & Dalton.

Feby 27th 6.

Mrs Lucy C. Hood.
945 26th St. San Francisco. Cal.

Dear Madam.

We are requested to work offer of $450 for lots 8. in Block 25 Horton's Add. which we think a fair one at the present time. In case you wish to see we will come down desired. and forward such for execution.

Yours Truly

Feby 27th 6.

Mrs E. C. Bailey.
Placerville. Cal.

Dear Madam.

Your of Feby 23 to C. D. Moore rec'd. Your lot I - Block 6, Horton's Addition, could be sold for which $400.

Yours Truly,
Morse, Bailey & Dalton.

146

Feby 27th 6.

Chas H. Howland. Esq.
P.O. Box 163. Los Angeles.

Dear Sir,

Thanks for the information contained in your favor of the 1st inst. That relative to auditors, advertised in the Evening Express, looks the goods for our clients. Any thing we can do in return for the favor done will be kindly reciprocated.

Yours truly,
[illegible]

March 3d 6.

Mr C. P. Leichten.

Dear Madam.

We have conferred with Mr Moore regarding the value of Lots 23 & 24 Block 125. and we have come to the conclusion that they ought to bring Eleven hundred Dollars.

Yours Respectfully
Morse, Whaley & Dalton.

March 4th 6.

E. B. Aulich Esq
Oelwein

Dear Sir

Please find enclosed balance of (1) date $7.95, Check on Cont Nat Bk, which includes balance on [illegible] account 43¢.

Yours [illegible]
Morse, Whaley & [illegible]

March 5th 6.

José G. Estudillo Esq
P. O. Box 155. Los Angeles Cal.

Dear Sir,

Yours of 1st inst, enclosing deed of Mesh. for Lots 2, 3 & 13 Block 41, came safe to hand, We closed the trade to day. Herewith remitting draft on Bank of California for net proceeds, $1893.

Commission on $2.000. 5% $100.
Cabstack $5.00 Advertising $2.00 7 107.
$2000

Please acknowledge receipt.

Yours Very Truly,
Mott, Ellery & Dalton.

[illegible]

[illegible] Pacific Beach, S.F.

We collect the st. A.B.C.D of [illegible]

[illegible] $821.00

We pay Lawrenstein Hate [illegible]

at the C[illegible] for [illegible] $440.

L[illegible] 450.

Draft [illegible] $142.50

[illegible] 105.

Balance to L[illegible] $107.50

$2100.

Deed to remain in escrow with us until notes & mortgage fully paid.

Yours truly

[illegible] Shelly & Dalton

P.S.

The gardener has not made his appearance yet. [illegible] the first time for 3 weeks getting on nicely since 8.24/11

March 5th 6.

Capt John J. Clague. C. S. U. S. A.
Santa Fe. N. M.

Dear Sir.

On Febry 13th we entered an offer to you for lot 6 in Block 196. ($250.) that being the best estimate offer up to that time owing to the lay of the land and the barn on the adjoining property, which would be objectionable to a party purchasing yours to build upon. To day we have an other offer $300 for your lot by a party who is a friend of the owner of the three vacant lots who would like to have him for a neighbour, and in case he can arrange to buy your lot, will move the stable upon the east of his lots to be occupied jointly by them. We think $350 will be as much as you can expect to ask for the lot for some considerable time to come and would recommend the sale unless you should decide to hold on to the property for years to come, as the old barn is worse.

Yours truly
Morse, Wheeley & Barber.

Manchester Co.

Mr. Cleveland Co.
in Stockbridge
Lenox Mass.

Dear Sir

Your letter of the 28th February received. Mark's health is much improved and probably return 1st of May. We are trying warm climate and the result is uncertain possible on the 5th. We shall move early in May, month, after the first few months. Our King is a good house and taken care of things. We may come for the mid-week prayer of the church. The Union is better and cost the cash. We are doing more in the action. The report for 1892 for all 112 on the roll. It is a fair price of the property. There is no doubt but that it will be worth more soon. Money is plenty to do the best in Rome when we are drawing and forward. There is some in [illegible] not coming to the [illegible] book. [illegible] there. If you will pay and [illegible] Yours truly
[illegible] Dalton.

March 10th 6

J. M. Reed Esq.
112 Adams St
Chicago Ill.

Dear Sir

POOR ORIGINAL

BEST COPY

POSSIBLE

March 10th 6

J. N. Reed Esq.
113 Adams St.
Chicago, Ill.

Dear Sir

We are handed by Benjamin Howard, Esq. the Com. Mt Bk of Van Buren, Ark. to 44/13 on Merchants Nat Bank, Chicago, for $820.00, being note proceeds of Cotton Cloth & Sterling Exhibition, less the exchange thereon. Notice has been owing to the absence of Mr Rice, for whom the property was bought by Mr Howard. Please acknowledge receipt of this and oblige

Yours truly,
Morse, [illegible]

March 12 6.

Albert G. Davis Esq.
1516 Broadway. Oakland. Cal.

Dear Sir,

Herewith please find enclosed a quit claim deed for Lot 8 Block 32. New San Diego, which please have Mrs Davis sign and return to us without delay, when your father can sign it. This is given in fragment of the new abstract furnished by Mr Daley, and awaiting the deed before the same will be delivered to the for examination to see what security there is remaining to Mrs Davis and your father.

Yours very truly
Morse, Crosby & Sutton.

I endorse the above, and I will write you after the return of the deed, regarding the property and the prospects of San Diego, which is certainly very encouraging. Your father
Clarence E. Davis.

[illegible] 6
[illegible]

[illegible] Esq.
[illegible]

[illegible] of my own addition [illegible] have tried to sell [illegible] down the price [illegible] probably [illegible] part [illegible] that [illegible] rapidly the left of the [illegible] the present time.

[illegible] the [illegible] have been sold for [illegible] There was __no sale__ on lots in that Addition, owing to a strong rumor that the [illegible] depots were to be removed to the other side of [illegible] St.

[illegible] are pretty [illegible]

[illegible] Railroad Co. [illegible] and are makin

improvements of the old sale in 1[illegible] & 5.
additional lots have been given up
accordingly. We think your lots
may now be given [illegible] each, or rather
[illegible] to bring [illegible], while the one
in Harlem we will [illegible] to bring [illegible]
though there have been no [illegible] in that
locality [illegible]

I think we must leave to you dear
[illegible] to allow us to do just what we
[illegible] Miss generally [illegible] on the inner
[illegible] places [illegible] in
others, though there are some localities
that [illegible] back.

The [illegible] of [illegible],
[illegible] will leave [illegible]
the [illegible], but we hope they will take
them [illegible].

[illegible]

[illegible]

[illegible]

San Diego, Cal March 15th 6

J. A. F. Brown Esq.
Hopkinsville, Ky.

Dear Sir,

Your favor with enclosing the Mathfield lease received. We submitted the same to him, but not being satisfactory, acting under your instructions, we have had drawn up another lease, which has been signed and acknowledged by Mr Mathfield. We herewith enclose the same for your examination.

Your acceptance, by telegraph, of the proposition of Mr Mathfield formed the contract of the lease which in the first instance was drawn in conformity thereto.

The lease as it now stands embraces about all you contemplated and we trust that you will find it satisfactory. The concessions made by Mr Mathfield has enabled us to make more favorable terms for you than we expected. We believe you will find him a good tenant and that he will make such buildings as will tend to enhance the value of your property. Please return the leases with as little delay as possible, and when received we will send you one of them.

Yours truly Morris, Whaley & Talbot.

San Diego. March 15th 1887

Mrs. B. P. de Mague —
Paler —

Dear Madam.

We received the deeds — delivering the quit claim to Mr Christian, who thanks you and wishes to know the charges upon it, if any —

Mr Josselyn has paid to us $500 and taken his deed.

Please inform us what we are to do with the money.

We will get the Bank to release the lot right by Josselyn.

Yours very

San Diego, Cal March 16 – 6

Messrs Thummond & Co.
Victoria. Texas

Dear Sir,

Yours of the 10th, enclosing power of attorney for Mrs Robinson to Audrey received – the return the same duly executed. The old lady is terribly worried for fear she will be at some expense. We assured her that she would not and could not be under the agreement with you. She says she has no more papers or letters giving information about property in Texas. She says her husband never parted with his interest to the Mason land so that, probably, you will be able to unearth something for her from the records. The P/A will send you to represent her before the State Legislature to represent her claim for money or land. [illegible]

[illegible]

Mrs Parsons [illegible]

San Diego Cal March 18th 6.

Mr Burgess Esq.
National City.

Dear Sir,

C. P. Gerichten, deceased, during his life time donated to the State Road Commission undivided feet in so much land in Sec. 28 No 1210, as shown on the Parcel map. The estate now wishes to sell the remaining undivided feet, such commission do not require to accompany, and wish, therefore, to purchase the interest deeded to Mr Gerichten from the S. D. Land & Town Co, the successors in interest of the R. R. Company, and would like to know at what price the same can be had. We do not know to whom to apply at the present time, and therefore address you, with the request that you give this matter to the attention of the proper officer of the company, desiring as early an answer as convenient.

Yours

San Diego, Cal. March 18th 6.

Mrs B. P. de Magu
Para. S. D. Co. Cal.

Dear Madam,

Your favor 15th inst received. The loan paid on a/c int due Bank. $360.00 The balance of interest due will be adjusted. The other note for $200 not yet collected. Due May 15th. When paid the Bank will credit to your account.

Statement.

Note No J-752 fm		500.00
Balance due on payment Taxes 1895.	4.46	
Comp on Note of Feb $26. abstract $22.50	27.50	
Paid Bank on a/c interest	360.00	
Cash enclosed. ($500 Bill 1st National Bank.)	100.00	
Registering Letter	.14	
Balance due you	2.90	
	$500.00	500.00

We will see Mr Christian, Secret. $500 and place same to your credit

[illegible]

Since writing above we have collected $500 from Christian which we enclose herewith making $110.

[illegible] 14th [illegible]

[illegible] Cotton.)

[illegible]

[illegible] has reached us.

[illegible] possibly [illegible]

[illegible] the [illegible]

[illegible]

[illegible] in the ground! I do not think we would take the estate as a gift. I have had [illegible]

[illegible]

[illegible]

Yours lovingly

[illegible] Dalton

March 26th 6.

George A. Archer, 40 Monroe Place.

40 Monroe Place, Brooklyn, N. Y.

Dear Sir,

We are requested to report an offer of $1500. for Lots E & F, Block 90, Gardens Addition, San Diego. If satisfactory, we will secure deposit and forward deed for execution. Property is advancing, and the prospect is that your lots will sound higher, in the near future, be worth more. But, at the present time we consider the offer made a fair one. Lots E & F in the adjoining block, 91, similarly located, sold for one thousand dollars. It is for you to decide what you will do. Only please let us know at your earliest convenience.

Yours truly,

[illegible]

March 20th 6.

D. Cleveland Esq.
Danville. N. Y.

Dear Sir,

Your favor March 18th received. In compliance therewith we have sold Cash E. Blk. 7/01. New San Diego, realizing therefore the sum of $550, the best attainable price at the present time and being $50. more than your minimum limit. You have Whitfield as the purchaser, he having paid the sum of fifty dollars on a/c. the balance on delivery of the deed, title satisfactory, which we presume it will be. We have ordered abstract from Mess. Dalton & Gibson. We enclose deed for execution, which please return [illegible]

[illegible] a check [illegible]

My [illegible] will be [illegible] you concerning [illegible]

Yours very truly
[illegible]

If has been decided to buy or sell during June 220 / see sequelle
please acknowledge and we will arrange

March 23d 6.

G. W. Frazer Esq.
13 Middagh St. Brooklyn. N. Y.

Dear Sir:

We wrote you regarding your property on the 25th Febry but have received no reply thereto. We now write to inform you that on yesterday, Mr Klauber claiming the N½ of Blk. C. Block 757, had the same fenced in. We went to see him about it & gave him notice that we were your agents and claimed the property for you and that suit would be commenced against him for possession. He said [illegible] the property in 1875 from [illegible] Upson who claimed it [illegible] but late that [illegible] were [illegible]

We told him, even though such were the case, he had slept upon his rights [illegible] whether he [illegible] [illegible] you had [illegible] [illegible] We think you had [illegible] the time you [illegible] and a [illegible] [illegible] if under similar like [illegible] Klauber, [illegible] you benefit fearing that the party [illegible] is about commencing [illegible] the grading of Ocean St. or Spring Avenue] [illegible] the property [illegible]

San Diego, March 23d 6.

R. E. Brown Esq
St Helena, Cal.

Dear Sir

Your favor received. The accounts statements of Old firm, Morse, Howell & Moses, and Dick Cowin. Balance due thereon $125.81. Has only been received, the new firm will account to you. We have notified Mr Schiller that his rent will be $35 per mo after April 1st, but he objects so much we may have to reduce it to $30, in consideration of his being a good tenant. We believe that if you were to build as you suggest there would be no difficulty in renting the Stores at good price. say from $25 to $30 per month, the Stores would cost $ on the ground, and if a two or three story building were erected there would be no trouble to rent the [illegible]

Yours truly
Morse, Whaley & Co

R. C. Brown. St. Helena. Napa Co. Cal.

				Dr	Cr
1885.					
June	18	To Cash	pd. recording deed for Hazzard	1 00	
July	2	By "	from Schiller to Ann 1 Sh		25 00
"	23	To "	pd. Prem. Pol. Stockton, No. July 22 '85.	21 00	
Augst.	1	By "	from Schiller to Sept 1 st		25 00
"	24	To "	pd. int. to Whitney to Aug 23	36 00	
Sept.	2	By "	from Schiller to Oct 1. 1st		25 00
"	22	" "	" Bank (payable Feb 23/86 [illegible])		1098 63
Oct.	2	" "	Schiller to Nov 1. Sh		25 00
Nov	2	" "	" " Dec 1. st		25 00
"	6	" "	Draft on D. B. Carver, St Helena.		1000 00
"	9	" "	Brand Klauber & Co. payable Feby 23	1000 00	
"	23	" "	pd. int. to Whitney to Nov 23	50 00	
Dec	1	By "	from Schiller to Jany 1. Sh		25 00
"	24	To "	paid State Tax 1885	13 94	
			City Tax 1885	4 68	
1886					
Jany	2	" "	from Schiller to Feby 1 st		25 00
Feby	2	" "	Advertising 5th Sh. previously.	1 75	
"		"	Comp. on collection $1.75 @ 5%	8 75	
"		"	paying taxes & interest	5 00	
"	23	By Cash	from Hazzard (2 [illegible])		15 00
"			from [illegible] & Co. [illegible]		
"			interest on $100, to Feb 22 to date		33
"		To	Comp. collecting & Mortgage (Whitney)	15 00	
"			Cash paid Whitney Mtge & int. to date	2065 00	
March	23	"	Draft on San Francisco. $104.62 21.19	125 81	
				$3.342 93	3342 93

San Diego. Cal
March 23/86.

[illegible] Bell & Whitney

San Francisco, Cal. March 24th 6.

Mr John Allen.
St Helena Napa Co, Cal.

Dear Sir,

We enclose statement account of Mrs. Wells Fargo & Co. in balance.
Since then our firm has received from Paul the bags found on I. V. 203, the sum of $400 which amount we enclose in Common note. We also enclose the bag receipts for amount charge in statement. Mr. P. & Co., expects those charges are M. B. 85 previously sent to you.

Yours [illegible]
[illegible]

Exchange on S. F. 950 00

per S. S. Co. Par. S. S. Co. H.N. Co. H.Y.H. [illegible]

City Tax [illegible] 203 Fishers

[illegible] S. S. Co. H.Y.H. 200

$ [illegible]

[illegible]

[illegible]

San Diego March 25th 6

~~Dear Sir: Colonel~~ R. C. Brown
Esq Oceanside -

Dear Sir,

We wrote you yesterday. Mr Delano, architect, has made estimate of cost of one Story Brick building 50 x 100, as specified, $4.000, for two Story rooms above, $9.000, three Story rooms above, $12000, with Bay windows. Mr Delano was the chosen architect of the party wishing to purchase the property from you at $1000 who would have erected a three Story brick, and intended to employ Mr Delano to make the plans and to superintend the building - The town is fast progressing upon a permanent basis and we think a two, and even a three Story building would pay better than a one Story.

[illegible]
[illegible]

Dec 26th 6

Mr. B. F. Bancroft
Dear Sir

The farm of Campbell Patch contains 160 acres of which more than 100 acres can be flowed. The land runs from the "Campbell Walls" over to the "Porter" valley. When it nears the marsh in either valley.

The land is good grain, grass and orchard land.

The price is $35.00 per acre.

Yours truly
[illegible]

Received from Annie Scott
Fifty Dollars on a/c of Lot 9.
Block 7 &c, Mrs Van Dinge -
and the balance Nine hundred
and fifty dollars, if an abstract
of the property to date, shows a per-
fect title and upon production
of a good and sufficient deed to
said lot for my examination,
on or before Sept 1st 1886 -

Note Office of Mr Harris
San Diego Cal 19/82 -

San Diego Cal March 27 6

[illegible]

Vandalia, Mo.

Dear Sir,

Yours Mch 19th received. The enclosure c/o to date, balance $54.90 which we have deposited to yr. Credit. 1st National Bank, as per Deposit. Pass enclosed. We shall be pleased to receive price list of lots in 1st & S. addition. For Commission on sales under $5000. 5%. [illegible] Home here, [illegible] Clear of [illegible], and then 2½ commission [illegible]

belonging to Mrs Frazer. He bought it in 1875 – [illegible]

He says he intends to lay the validity of title, of Smith's bought. We have written the situation to Frazer & Lindus Hathaway, & [illegible] something [illegible]. We think we can get Reuben, under continued possession of Sanders the Lieutenant of the three lots who had it many years, the [illegible] having been paying by Frazer. If you [illegible] [illegible] of any [illegible] [illegible] made.

			Dr	Cr
1885				
Sept	18	By Cash from you		10 00
"	19	To " pd J. P. Jones	10 00	
"	25	By " from Russell on b Oct 28		20 00
"	"	To " pd cleaning office & moving furniture	1 25	
"	"	" " pd postage on freeze	25	
Oct	8	" " " Drake Co on a/c	20 00	
"	15	By " from Co King from Oct 28th bills rec'd		12 00
"	"	To " pd bookbinding on a/c furniture	10 00	
"	"	" " " Hamilton Co bill " furniture	11 15	
"	"	" " " Drake Co, balance a/c [illegible]	16 62	
Nov	12	By " from O. D. Hubbell		155 06
"	"	To " paid State treasurer, Clerk Supr	155 06	
"	16	By " from King to Dec 16.		20 00
"	20	To " pd Grotheim a/c furniture	8 25	
Dec	16	By " from King to Jan 16/86		20 00
1886 Jany	15	" " " " " Feby 15/86.		20 00
"	"	To Comp. printing papers	2 10	
"	"	" " " renting & executing State.	5 60	
Feby	16	By Cash from King to March 16th		20 00
March	17	" " " " " April 16th		20 00
"	"	To Comp. executing to date.	2 00	
"	29	" Cash deposit to your credit 1st Nat'l Bk	54 90	
			$ 327 06	327 06

Cashier's Copy. Mrs. Wesley B. Chase

San Diego. Cal March 29th 6.

Miguel P. de Aguirre Esq.
San Gregorio. Cal.

Dear Sir,

We are requested to write to you to ascertain what price will sell Lots F. Block 61. New San Diego for.

Please let us know as soon as possible, as the party has other property in view. We will make return of your sales proceeds to the assessor for this year and notify you of the amount of the taxes al[illegible]

Yours truly
[illegible]

San Diego Cal. Mar 30th 6.

Wm H. B. Schmidt Esq.
Napa Cal.

Dear Sir.

Your 24th inst received. Partmore, was for some time offering to sell his lease and we concluded to purchase the same. He has since gone East. It will be to our interest that responsible tenants, only, occupy the premises.

We would like to improve our half lot, and should you wish to improve yours, (so long as we control the lease) some favorable arrangement may be made with this end in view.

We respize your letter, at the present time, might be used for about 5 days.

Yours truly,

San Diego, Cal., March 23rd 64

J. Allen, Esq.
Pres. St. Helena Napa Co. Cal.

Dear Sir,

Mr Vorenskin the purchaser of Lots A & B. Block 14, has paid the balance of the purchase money thereon, amounting to, with interest, $880. If you will please state what disposition we shall make of it, if not required by you, we will allow interest at the rate of eight per cent per annum, subject to your order.

Yours Resp.

Van Nuys, Cal. March 24th 1.

Martin H. Aguirre Esq.
Los Angeles, Cal.

Dear Sir,

The sample for lot C. 24th 2nd 3, received. If it were a fine lot, more might be obtained. The Rail Road Right of way takes off a portion of the rear, equal to about 1/4 of the whole lot.

We would like to know what you will take for L-763 and C-763. If with wood, also G and E. 795.

We are about returning your property to the assessor for this year. Please therefore inform us what property you have rec'd since March 1st, that we may strike off the same from your list.

Yours truly

March 6th

Mr. Oliver.

Park Cottage, New Brighton, N.Y.

Dear Sir.

Your March 1st received. Your letter on behalf of your firm, he interprets as prudent, with his experience in trying out various firms.

Our firm is rapidly increasing and should you come here, we shall now work with his purchase. [illegible] at this point. If you can be here, you may entertain like our clients and [illegible]. We have [illegible] the latest patterns for furniture and [illegible], which will give you a wide [illegible]

Mark of 6.

José Ma Olivera.

Pola Cumanes, San Miguel Ca. N. 511.

Dear Sir.

POOR ORIGINAL

BEST COPY

POSSIBLE

Van Diemen's Land [illegible]

R. M. Brown Esq.
St. Helena, Napa County, Cal.

Dear Sir,

The enclosed check, for $21.15, pay in full, which we forward to you in the British exchange. Money can be borrowed or loaned at from ten to twelve per cent. per annum, viz., on real estate for one to three years. Bank loans, on notes, are for six months. Sometimes money in large sums, can be had on real estate mortgage at nine or ten per cent. per annum; and sometimes, on good edge paper, which is easy, at some [illegible]

[illegible]

March 31st 6

Miss Hilary M. Croft
Niagara Falls
N.Y. Box 224

Dear Madam

[illegible] letter to one of our [illegible] we estimated the value of your 40 acres in C 119 at $4000. This was upon the belief that it was all available land for future building purposes, but we find upon [illegible] examination of the lots, that there is a very deep ravine and one shallow one cut into the tract sufficiently to destroy from a fifth acre and to depreciate seriously four or six more. We have shown the land to several parties & they all think the price too high – one of them however makes an offer of $3000 which we submit for your consideration.

We have no doubt however that in a longer or shorter time according to the general progress of the city it will reach the price

Yours truly Morse Whaley & Dalton

April 8th 6.

Mrs Lucie E. Howard
London

Your letter of 20th ult. is first at hand. We have waited somewhat to get estimates from practical builders as to cost of moving your house on to one lot so as not to occupy the whole. Press of business has also had something to do with the delay, we must admit. One party offers to move it in good order and leave it in good shape for $75.00. My experience however is, and I have had considerable that no matter how strong the contract, there will be considerable damage that cannot be easily repaired and also requiring work to come in afterwards for the owner to pay with such as grading around the house & matters that can't be specified will cost at least $25.00 more.

The work cost $90.00 was good job and cheap as below. We below statement and draft to below

Yours &c, Morse Whaley & Sutton

San Diego, March [illegible] 18[illegible]

G. A. H. Bennett Esq.

Dear Sir,

POOR ORIGINAL

BEST COPY

POSSIBLE

[illegible]

signed and [illegible] you. [illegible] written to Mr Smith requesting him to send [illegible] March 18[illegible]. Mr Mathews states in letter paying about $70 for [illegible] against Smith, and [illegible]

San Diego April 30 86.

Ed Treacy Esq

Dear Sir.

If you will please [illegible] and [illegible] [illegible] [illegible] lots [illegible] in Block [illegible] belonging to [illegible] Home. The money is [illegible] to pay [illegible] for grading [illegible]

[illegible]

San Diego, Cal. April 5th 6.

F. S. Horn Esq
Chicago, Ill.

Dear Sir,

We have sold Lots 25 & 26 inclusive, in Block 95, M. B. & L. Adj. to Mr. Mrs. Llewellyn for nine hundred dollars, he having made a deposit thereon, balance payable on delivery of deed, abstract showing title satisfactory. We enclose blank deed for execution, which you residence and acknowledge before a Notary Public. We hope soon to dispose of Lots K - 185 Horton Addition, for a price not less than $600.

Yours very truly,
[illegible] Henry Scheller

San Diego, Cal. April 5th 6,

Mr. H. Davis Esq.
1016. Broadway St. Oakland. Cal.

Dear Sir,

Your card 2d inst. in compliance therewith we send, this day, by Wells, Fargo & Co's Express; the abstract and index to your property.

We hope you may be able to administer on the title, so as to realize something in the near future, something from your property. With regards,

Yours very truly,

San Diego, Cal April 5th 6.

Alex D. Fraser Esq.
13 Middagh St. Brooklyn N.Y.

Dear Sir,

We enclose bill for grading of D. St. on lots A. B & S/2 C. Blk 757, assessed to you, also $67.70
N/2 C. is assessed to Mauberch 85
making total $68.55

It was probably a month before steps can be taken to enforce collection. We write you now that you may send the amount in time. The party occupying the lots where the stable is, has not yet paid. We get nothing but promises so far. We await your further proceedings to the Mauberch under which we think it necessary to take steps to get possession of A. & B.

Yours Truly
Morris, Wheeler & Nelson

March 31st 6

To Mary Fraser

55	a	1111 1111	new San Diego		$65 16
"	B		"	"	" 1 69
"	½	N½	"	"	" 85

67 70

Received from Dr. H. Sickings.
Ten Dollars Keeping of Phillips
on Fifth St. from
April 15th to May 15th 1886.
He arrived [illegible] the front,
on the outside put up the
[illegible] and door shuts, and
upstairs where [illegible]
The rent after May 15th will
[illegible] per month
[illegible] my [illegible]
[illegible] room does
[illegible] and
[illegible] rather
[illegible] from
[illegible] for
[illegible] rent, [illegible]
[illegible] any one
[illegible]

Received from Dr. H. Lukens.
Ten Dollars Rent of Phillips
on Fifth St. from
April 15th to May 15th 1886.
He agrees keeping the front,
on the outside painted up the
house and door thereto, and
repairing when necessary.
The rent after May 16th will
be Twenty dollars per month
in advance for the ensuing six
months provided the room does
not require the premises, and
if required thirty days notice
will be given commencing from
the time already paid for.
The premises are not to be
let or sublet to any one
without the written consent of
[illegible]

Lan[illegible] Apr. [illegible] 56

E. Cleveland, Esq.
Danville, N.Y.

Dear Sir,

Your [illegible] March, [illegible], enclosing [illegible] to Mifield for [illegible] Block [illegible]. We have received [illegible] money, delivered [illegible].

Amount received.	$550.
Less · Comm: $37.50, Attach $10.	37.50
	$512.50

We have deposited [illegible] in in first National Bank. $301.50
Exchange on N.Y. $50.00 ea 100.00 $512.50
The enclosed duplicate bills of Deposit, and 3 Bills Exchange on N.Y. $50. ea, we have directed. Salem [illegible] the regular price for attachment [illegible] $15. but to [illegible] you, [illegible] $10. The prices name in your table for N.Y. addition lots are [illegible] indicate above public prices, but [illegible] you [illegible], may reach them in the [illegible]

San Diego Cal April 7th 86

Chas C. Tretmore Esq.
204 Montgomery

Dear Sir,

Things are commencing to boom in S. D.
We have acquired [illegible] containing [illegible] adjoining right of way [illegible] of Texas Pacific.
We think we can secure the [illegible] for $1000. if authorized by Co. &c. The valuation we place upon them all the present time.

We can offer $10. per acre for the 1/2 of SE¼ of Public [illegible] (1893) (2000) [illegible] (1893)

N[illegible]. The lands lie well, on a gentle slope, and [illegible]

We think you can do more than that if you do when the tide set in that direction. We would recommend the [illegible] and [illegible] to you. [illegible] We think the party [illegible]

April 7th 6.

D. P. Phillips Esq.
Cor Sansome & 4th sts. S. F.

Dear Sir,

We think we can sell Dr. H. Black 43 for fifteen thousand dollars. ($15,000.) Are we authorized to close the trade at that? Please advise. Yours truly,

April 9th 6.

J. E. Martin Esq.
Ridebook. San Diego Co. Cal.

Dear Sir:

Mr Corbett requests us to write to you to send her interest. She is going east soon, and requires the same. You will please remit the amount to us without delay, and oblige,

Yours truly,
[illegible]

April 15th 6.

Mr A. Lucas

1016 Broadway Oakland Cal.

Dear Sir,

Your letter addressed to [illegible] words on the outside of [illegible] intended be [illegible] instead of "Contract, Cal. Methods," you should have [illegible] the company [illegible] and the amount [illegible] was [illegible] Red, Gates & Garson have no further claim upon you for making the contract. Trust you will come along about [illegible] with us

Yours truly,

[illegible]

April 12th 6.

Messrs Stevenson & Burgevin.
589 Market St. S. F.

Gent Sir,

Yours Mar 29th rec'd. We have written a ... to Mr B. Black. We enclose a summons taken from the paper here, regarding a partition suit against him and others, brought by Gassen and Marshall, for N½ of N.E. ¼ Probes Lot 1154, in which his lot is included. We do not think his interest will be affected thereby, as the deed under which he claims was recorded before that under which G & M. claim, yet, perhaps, he should be represented in the suit by an attorney. We hope Mr Black will arrive here in time, before April 23d, and he can decide what is best to be done.

Yours truly,

April 15th 6.

Mrs Helen D. Gridley.
Gridley, Butte Co. Cal.

Dear Madam.

Your favor of the 5th received. We send you statement up to date and bill of exchange on S.F., covering balance, for $124.48. We have closed up matters with Mr Clair, and, in consideration of allowing Mr Huckey (who was paying $25.00 per month for the 3 stores) the rent which he had received from the ~~[illegible]~~ Russel to whom he had rented, we are in possession again and have rented the corner store for $25.00, and shall turn him before the end of the month. We will arrange with the Co occupying the other store, or some other party to take it for about $20. per month. Mr Judson occupying the "L" of rooms will move out soon and we expect to rent it for about $20. Shall inform you when Shaw rents the 10th on C St., vacant, for about $8 to $10. per month. The front [illegible] The contractors bill for grading D. street in front of your lots 6 & 8 in Block 14, $74.23. Shall we pay the same out of the money received. If you want to build two or three houses on these lots, at cost of $600 or $700 each, they could be built of $1.500 [illegible] (Mrs. Wesley & Dalton [illegible]

Mrs Helen C. Godley

1886			Dr.	Cr.
Feby.	8 By	Balance cash a/c rendered		13 73
"	8 "	Cash. for charges 3 days rent Office		8 00
"	" Dr	" Louis Godley, dom. exp.	10 00	
"	" By	" for Dr Brown to Jany. 23rd.		8 00
"	" "	" " Bentley to Jany. 1st.		25 00
"	" "	" " Jackson to Dec. 20th.		15 00
"	" Dr	" paid for wood and fixing brass	4 50	
"	23 By	" for Brown to Feby 23rd.		8 00
Mar.	3 Dr	" paid 3 mos. storage on furniture	1 50	
"	5 By	" for Dentist to April 1st.		25 00
"	16 Dr	" paid Porter & Blake account for [illegible]	5 00	
"	20 By	" for [illegible] to Jan. 20th		15 00
"	22 "	" " Brown to " 23rd.		8 00
April	[illegible]	" draft to [illegible] (Gerstner)		25 00
"	"	" " Knickerbocker Ice Co. St. Louis		15 00
"	" Dr	Cash, electric [illegible]	10 00	
"	"	" in the matter of H. Louis	5 00	
"	14 "	Cash, draft on A. W. Col a/c.	124 48	
			$ 160 73	160 73

[illegible] Dr., $
April 14th 1886.

Recd. payment

April 16th, 6.

Messrs. Stevenson & Longwell -
539 Market St. San Francisco, Calif.

Dear Sirs,

In compliance with your request, we have sold Mr. Black's property at the best obtainable price, and secured a deposit thereon. The sale, however, is subject to approval. The party knows of the partition suit now pending and assumes the responsibility of defending the same, and paying taxes for this year. We enclose blank deed for Mr. Black to sign and acknowledge. If all this is satisfactory please telegraph us immediately, so that the party purchasing may employ counsel to attend to partition suit. Mr Black has an abstract to the property. Please enclose this with the deed. The balance of the purchase money will be paid on delivery of the deed. Instruct us how to remit the funds. Our commission on the sale will be 5% and cost of abstract if obliged to furnish a new one.

Yours truly, [illegible]

April 17, 6.

Mrs. Mary M. Colt,
c/o Revd Sidney Willard, Albion, N. Y.

Dear Madam:

Your favor April 10th, authorizing us to sell 60 acres in lot 1118 at $3500 00 received. Since reporting offer of $3000, Mar. 31st, we have made sale of the property which will net you considerably more than you expected. It was effected through another party, we agreeing to furnish an abstract and pay for a survey to establish the corners, and to compensate him for his trouble, (paid by the purchaser,) the consideration of the deed is put at $4100 00. We shall receive only $3500 00.

Deduct our commission 5%, $200 00

cost of Abstract,	20 00	
" " Survey,	8 00	228.00
Amt Net to you.		$3772.00

After acknowledging the deed signed and have it recorded in the Cattaraugus Co. Register's office, you will receive the money on payment of mortgage, which we shall attend to. Yours Truly, [illegible] Married Women" [illegible]

April 19th 6.

Mrs Mary M. Cook.
Niagara Falls, N. Y.

Dear Madam,

Your favor 10th inst received. We have sold the Jerky acc and enclosed bill to you c/o Mrs Victor Wilbur, Albion, N. Y. as directed. Nothing that same will reach you and receive immediate attention.

Yours very truly
Moore, Wheeler & Bathard

Recd from Chas Cohen, Ten Dolls.
Rent of Premises office on 5th st.
being rent to May 15th 1886.
He agrees to paint the front on
the outside - and any other repairs
he chooses to make.
The rent after May 15th will be
twenty dollars per month, in ad-
vance for the six months ending
October 15th 1886. Oct. 15th
15th 1886. If the owner should
require the premises thirty days
notice will be given to vacate,
commencing from the time already
paid for. The premises are not
to be let or sublet to any one
without our written consent.

San Diego
June 9/85.

Chas. Cohen & Co.
[illegible]

San Diego California
April 19th 1886

Received from James C Fawcett & Lucinda Kansas in payment for Lot "C" in Block Seventy six Horton's addition San Diego California in exchange for a certain State Bank Loaned Kansas for one thousand dollars. Payable to our order at Seattle if so said we hereby promise to send him an assignment for a deed signed by Abraham Gerichten Executrix of Chas Gerichten deceased subject to confirmation by the Probate Court of San Diego County in witness whereof

Witness our hands &c.

Rose Mae Walton

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MISSING

Apl 22 6.

Messrs Stevenson & Dougiree.
53 Market St. S.F.

Dear Sirs,

Yours April 19th, enclosing Blanks due 15 Hensley received. The return the same to be acknowledged before a Notary Public, and then to be sent to you again. Inquiring the cause and limits, [illegible]

April 22nd 6.

D. Cleveland Esq.
Danville. N.Y.

Dear Sir,

The enclosed is Mr. Lowe, on behalf of his friend for the A. Block 112. Corner 6th & Ste, besides taxes, costs & grading.

Please let us know about it as soon as you can. The offer is an extraordinary one at the present time but we have the Book that you did not wish to see either & you come on 6th st. that perhaps an extraordinary offer might induce you to sell. and so he made it and wished us to report it. The grading of 6th St is almost complete and the city proposes to put down a wood pavement from E to G. a municipality, the owners pavement the same. It will be excavated 11 inches below the grade, filled in 5 inches with gravel, rolled to 5 inches, an asphalt paste covers this for in 1 2. then round blocks (section of tamarack tree) 6 inches in diameter from 4 to 5 inches in thickness cover this, the space in between the blocks, will be filled with concrete to [illegible]

with asphaltum paste covering the tops of the blocks, and over all a sprinkling of hot sand, the finish. The cost, including the curbing, will be about $1.75 per square yd.
A. D. Hasen has written for your address to write to you about A. M. C. in Block 257, we have [illegible] the wrote for Mr. to commence proceedings against Klauber, who has taken possession of Mr. Cox's lot. There appears to be no concerted action of the heirs. A. D. Hasen wrote that he owned $5 interest only and instructs us to act for him and says "he knows the others will uphold him in finding other Klauber obtained any right or title in the property" He says he has Larsen's lease and key receipts since the property was purchased by Larsen. Larsen has sold the old house to Mr. Wescott, who has let in a stock contractor who pays us $50 per month for the use of Lots A. & B.
We think we should have Mr. Sigma by all the heirs to commence proceedings against K. though any steps taken for A. D. H.'s interests should be for the [illegible]

April 22 6

Alex: V. Fraser Esq
101 Bowery. N. Y.

Dear Sir,

Your 5th with received. We have unavoidably delayed answering till now. The address of Saml Cleveland Esq is Sanesville, New York. He is there at "The Sanatorium", for healthy & will not return to San Diego before Return. He writes that, "Benton of Julian, who quit-claimed to Mrs Mary Fraser, occupied the S.W. with house and enclosure as a residence for a number of years before Thesset & Larson took possession. Mr Cleveland's title is good for nothing."

It would be better for all the heirs to join in Power of Attorney to eject all parties claiming the property, but if this cannot be done, a power from you for your 1/5 might answer, and any judgment in your favor would effect [illegible]

It will be necessary to have an abstract
of the property for examination on the
lease given by Cleveland to Mason,
The tax sent for years past and, per-
haps any [illegible] received from
Mr Cleve[illegible] be mailed.
Since la[illegible] obtained that
Mason [illegible] in the
old barn [illegible] who has
leased it [illegible] working
to the Cor[illegible] and he has
paid up [illegible] he may
being an [illegible] note of $8.
on hand [illegible] the 5th
of W. C. [illegible] from
in the ma[illegible]
[illegible] your [illegible]
assessment [illegible]
that we m[illegible]
on hand. [illegible] $56.55 [illegible]
Should you [illegible] will you avoid [illegible]
any other [illegible] question only which are [illegible]
he leased for years [illegible] and the [illegible]
if [illegible] (the [illegible] (the [illegible]) we [illegible]
he can get a few [illegible]
[illegible] the [illegible]
[illegible] Mr Cleveland [illegible]
[illegible] [illegible]

It will be necessary to make an abstract of the property for examination in the
Clerk from Mr Cleveland to Newson,
For law suit & for exam. practice and, perhaps any letters you may have received from Mr Cleveland in reference to the matter.
Since last writing we have ascertained that Carson had transferred his interest in the Old Barn to his partner Ed Wescott, who has leased it on a rather unusual form to the Contractor grading Stuts, and he has paid us $20 rent from June 1st to May 1st being an rate of $50 per month for rent of B. we have been at some expense securing the opinion of Mr. C and deduction consequent on transfer in the matter [illegible]

[illegible] the Stuts, from expected assessment bill for grading $64.00 requesting us [illegible] that we may settle the same, enclosing [illegible] on hand, $56.55 [illegible]

Should you decide [illegible] well now and avoid litigation and any feeling accompanying it which may probably be longer for grading [illegible] and the expense of probate and [illegible] the [illegible] Stuts [illegible] we feel [illegible] be can get a fair price [illegible] feeling only [illegible] to the [illegible] purchase [illegible] Office [illegible] from Mr Cleveland [illegible] confirm [illegible] [illegible]

April 202 6.

Mr. Allen Geo.
C/O Capt. M. P. Chipman
Red Bluff, Tehama Co. Cal.

Dear Sir:

We have seen Snider Whitesides and giving him, as we supposed, rather high praise.
For Pueblo Lot 202. We can [illegible]
203 [illegible] 0.0 for both
the days, if he owns 25 more, [illegible] he would
not dispose of them. We believe they will become
very valuable, as a seaside resort, the mineral
Baths being located on 203. We is somewhat
sick in prison, but perhaps a check offer for a
small amount would get him.

We have written to the Tucson recorder for
price of Pueblo Lot 205. We can, and as soon
as we hear from him we will immediately
write you. [illegible]

We understand there is another hand up
[illegible] the Spanish for his property, and thought
possibly it might be for your interest

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MISSING

CORRECTION

MOBILE Micrographics

THIS IS TO IDENTIFY THE FOLLOWING IMAGE OR IMAGES AS THOSE WHICH HAVE BEEN RESHOT TO PROVIDE THE BEST POSSIBLE REPRODUCTION OF YOUR ORIGINAL DOCUMENTS.

San Diego Apr 22 6

Mrs Magin
Los Angeles Cal

Dear Madam —

Your favor re-
ceived — We will see one
of your lots as best obtain-
able price — May take time
on these days to do so —
We understand that Mr
Hooper has sent you com-
money — Please send us
your address with instruc-
tions how to convey title —

Yours truly
Chas. [illegible]

San Diego April 23d 6.

Alex B. Fraser Esqr
101 Bowery. N. Y.

Dear Sir,

We sent you Mr Cleveland's address yesterday, at Dansville, N. Y. We may be in receipt of a letter from him this morning, stating that he will leave Dansville on the 28th or 29th inst for New York City and Washington, and to address any letters for him, to the care of his brother, Mr Stephen Cleveland, 47 Broad St. New York City.

We write, as this may afford you a personal interview with Mr Cleveland, by enquiring at the above address

Yours Truly,
[illegible]

April 23d 6.

R. S. Hern Esq.

Chicago, Ill.

Dear Sir.

Your favor 12th inst. enclosing deed in the lots in block 95. Mrs S. addition, received. The lots sold for $900.

deduct comp. $45. abstract $7.50 — 52.50

leaves net balance due you $847.50

for which amount please find enclosed a draft on Merchants National Bank, Chicago.

We notice the use in your price of Lot 12 Block 155. Stolon's addition $5 $500. net. We would be impossible to sell it such now at that price though we think it will not be long before we can do so and we will bear the matter in mind. Another hope be that place would do you good and you might like it well enough to remain permanently. Our town is growing rapidly and offers more inducements than formerly.

Yours very truly,

[illegible]

April 27th 6.

Mrs Helen E. Colley.
Milton, Belle Co Tex.

Dear Madam,

Your letter received. You have no house vacant on 5th St. The 15th, vacant referred to is the ground south of the two stores on 5th St. The lumber we might use it to build upon, such as wooden buildings can no longer be put up on 5th St as one would rush it except for a time of crisis, see from 4 to 5 years, or longer, to pick up the lots on a brick building. and, if you wish anything done in the matter and wish to see me for your consideration. The assessment on your property for grading E. St, is the same as charged the lot owners along the whole line. Col Noell. Mr Clark and other parties we referred you - [illegible] and have said the same. You will come be a similar assessment on 5th St prospective and from the assessment for laying the out Avenue 5th St. which will matter on the property, [illegible]. Cumbrook [illegible] we have arranged with Dr Mc Williams for the [illegible] on 5th St. Judge [illegible] has moved out of the [illegible] house and often [illegible] up the [illegible] we hope to [illegible] for [illegible] the [illegible]

[illegible]

April 27th 6

Mrs. Victoria P. de Magee,
c/o J. W. Wolfskill Esq
Los Angeles. Cal

Dear Madam:

We have sold of your Lots. G 766 to Michael Keyes for $900 Please find enclosed blank Deed for execution. in returning the same, instruct us what disposition to make of the funds.

We have taken time in making this sale and believe we have obtained the highest possible price.

San Diego. Cal. April 29th 1886

To . Babcock, Jr. Esq.

Dear Sir:

In consideration of your completing the purchase of Lot N° of Block 773 New San Diego without waiting for the will of Henrietta Flagruder, deceased, to be first probated in this County I hereby undertake that the said will shall, without cost to you, within six months from the date hereof, be probated here, at least so far as to allow of its being placed on Record with the County Recorder; and I further undertake to return $750.00, the purchase money paid by you to me, in case such will should not be so probated and recorded within the time mentioned or in case the recitals made by the children of the said Henrietta Flagruder as to the contents of said will, in their conveyance to me, should in any material points prove to be incorrect or untrue, you deeding back to me said Lot N° Block 773

Yours truly

E. H. Morse

April 29th

Gen. William Brown

Dear Sir

[illegible] have passed the bill to authorize the grant for purchasing of grounds, piling the [illegible] and [illegible] street. [illegible]

The buildings are to be paid by the City and the proportion of the abutting owners required to pay [illegible] be paid by the City [illegible]

I have carefully examined the bill and believe it to be correct. There was a mistake in their first bill which I had corrected.

[illegible] Yours [illegible]

[illegible]

[illegible] the [illegible] [illegible]

[illegible] generally in [illegible] the City [illegible] in some battles [illegible]

Yours truly & respectfully

May 1st 6

Mrs H. C. Skinner.
190 Montgomery St.
San Jose Calif.

Dear Madam,

We received the deed executed by you, to John H. Murphy for lot "J" Block 122. Herewith please find enclosed account. Value of the same and death payable to your order for the balance due thereon, including such account to date, $18.75 [illegible]

Our Mr Moore will write to you more particularly in the course of a few days.

Yours very truly,
Moore, Wheaton & Butler

P.S. There was no letter accompanying

May 1 6

Mrs K. O. Skinner

In a/c with Morse Whaley & Dalton

1886					
Jany	22	By	Cash Com. Entd to Feby 22		800
Feby	22	"	" " " " Mch 22		8
Mar	8	To	Cash due taxes 1885	188	
"	22	By	Cash from Entd to " Apl 22		8
Apr	22	"	" " " " " 29		3
"	21	"	" on a/c sale for K.-122 ft Marshall		100
"	29	"	" bal " " "		1850
May	1	To	Commission " " "	9750	
"	1	"	" Collections	2	
"	1	"	Exchange on B.F. to bal.	187562	
				[illegible]	

Morse, Whaley & Dalton.

May 1st 6.

Wm B. Black Esq
C. Wm & Thomson & Louisville.
530 Market St. S.F.

Dear Sir

Enclosed please find a/c sales of 15 bbls Blue 38 and draft for balance due Friday 19th.
We hope to have the pleasure to see you shortly, and should you then wish to discuss business let us think we can offer you something that will [illegible].

Yours very truly,
Mason Mack & Barton

May 1st 6

Wm. B. Black Esq

1856		In ac with Thos. Whaley & Allen		
April 29	By	Cash from Memphis Sale of lots 25 to 29 - Blk 38		525
May 1	To	Commission Sale of property	26 25	
1	"	Fee for Returning prop. for taxes	1	
1	"	Exchange on C.T. to balance	499 75	
			526 00	525 00

We hereby agree to sell our insurance business to John H. Chickscales for the sum of Eighteen Hundred ($1800-) Dollars to be paid as follows—
$1000 in Cash; 400- Cash payable on or before June 1st 1886 and the balance thirteen hundred dollars in Cash on or before July 1st 1886 and if said sums are paid at the time specified we will transfer to said Chickscales all books papers & signs belonging to the several Companies or agencies of insurance now represented by us so far as possible with the receiving commissions in the same to said several Companies but the latter will use our best endeavor — We are to make all Collections of premiums due on policies issued prior to May 1st 1886 receive the commissions thereon and make settlement & account with the several Companies—
We agree not to engage further in the insurance business

in San Diego
Now, the four hundred dollars
not be paid on June 1st 1886
the $100- already paid will be
forfeited to the Mr. Sayrid
the $130- not be paid on
or before July 1st 1886 the $500-
which shall then have been paid
will be forfeited to Mr. Gu. this
agreement will then become
null & void.
San Diego Cal [illegible]
May 30th 1886 [illegible]

[illegible] to deliver the
deeds now held by me for the
insurance business
[illegible]

would be able to inform the
health board [illegible], also the Hostler has suddenly
[illegible] The Worker
[illegible] McNally —
[illegible] adopse and

May 5th 6

Mrs. Victoria T. de Mages
c/o J. W. Wolfskill Esq.
Los Angeles Cal.

Dear Madam:

On the 27th ult. we wrote you enclosing blank Deed to Michael Keiffe for lot G-776 M.B.N. sold for $900. Mr Keiffe has just called to know if the Deed had been received, being anxious to have his deposit returned in case you are not going to execute it.

In your first letter you did not specify reserving Corner lot, and the sale was made previous to receiving the second. We made a list of your property & fixed prices thereon. The price $900 for the lot sold we considered fair, particularly as we were forcing the sale knowing you were anxious to have the money soon. If however you object to the sale on account of it being a corner lot, we will return Mr. K. his deposit, and then endeavor to sell an inside one, submitting any offer made to you before taking deposit. This is an unusual way of making sales. Purchasers not wishing to be hurried, and may require more time than though [illegible]

Yours very truly,
[illegible]

May 6th 6.

A. C. Monroe Esq
20 Webb St. S. F.

Dear Sir,

On receipt of your letter 29th ult, we handed same to Mr Burk of the S. & Abstract Company and he promised to make full copy of deed as required by you and satisfy to the same. Mr Burk informs us that he took the same to you May 4th inst and could have attended to it sooner, but it was impossible to do so. We infer that this, when attached to the abstract, will show your title perfectly clear. Other attorneys, than Mason Chase have passed favorably upon title to San Leandro Ranch, but it was our misfortune to have Mr Bancroft to refer the matter to him, but for which we should have made the case at the time.

We have returned the property to the assessor for 1856 in the name of Sarah E. Monroe, and will satisfy you of the amount of taxes when due.

Yours Truly
Monroe, Whaley & Dalton.

A. Olmstead, Esq.
Nanaimo, B.C.

Dear Sir:

We enclose you duplicate bills, for Street grading, A of 35 39.46
A of 60 & A of 117 91.33

Payable within 30 days from May 1st.

We have on hand to your credit the sum of , and before the time of payment the rent of Mr King will become due. Please instruct us regarding this matter. We had a chance to rent your stable in E. Dk but did not suppose that we had to rent it as it might increase your insurance risk.

Yours Truly
[illegible]

Ha.

C. W. Yates, Esq.
Monterey, Cal.

Dear Sir:

We enclose duplicate bill for grading on 6th St assessed on S½ of lot C block 178. $18.99

Payable within 30 days from May 4th 1886.

We have sufficient funds on hand but await your instruction. We think it better to pay and save the additional costs.

We have occasional demand for the 40-acre tract in Mission Valley and near National City. Should you wish to sell either or both. We presume we might sell provided you fix a reasonable price.

Mr. Fong, who brought a letter from you some time ago, made inquiry concerning the Mission Valley tract which we gave him. But have not seen him since.

We have returned your property to the Assessor, and send line in November will send statement showing unpaid balance.

Morse Whaley & Co.

San Diego. May 7th 6

Wilson T. Rowland, Esq.
National City Cal.

Dear Sir:

You hold Tax Certificates for 1878 against some property owned by Mrs C. M. Yates in Block 113 National City. We are attending to her matters and she requests us to ascertain what you will take for the assignment of the Certificates.

The taxes for 1878 and the sales made thereunder were illegal for want of formality. We presume Mrs Yates would be willing to pay a reasonable amount for the Certificates to clear her property from any cloud of title. If you will write to call upon us and let us know your disposition in matter we will respond to it.

Please answer as early as convenient and oblige,

San Diego Cal. May 7th 6

A. B. Brown, Esq.
Hopkinsville Ky.

Dear Sir:

Yours of April 16th, enclosing duplicate lease acknowledged by you, received. As soon as we can get the one from the Recorders office we will send it to you. The delay in recording is owing to the press of business in the office requiring from 6 weeks to 2 months from the date of filing.

Your interests are looked for. We have acted fairly and squarely, having your interests in view. You will please remember that you definitely to sell and expressed a wish to lease a block for a term of years, and we wish above to accomplish this object. We received a proposition of James to lease property for 5 yrs. and later you modified requiring taxes and assessments to be paid. This he refuses to accept. It then sent you on the proposition of Mr. Field.

which you accepted by telegram, and the lease was drawn up in accordance therewith, and at the same time, we reported you a cash offer of $[illegible] for the property. Acting upon your determination already formed you still preferred to lease. Giving however some modification of the terms which we readily accepted, leaving matters entirely to our discretion, and in the interest, we succeeded in making a lease with Mr Mansfield for [illegible] a year for 10 years, taxes, assessments considerable expense of improvement accepted by telegraph. It is true that during the tendency of the negotiation the city has advanced considerably more particularly after your acceptance of Mansfield proposition. All of which could not be foreseen, neither you or us, so speedily were the changes brought. Your object appears to have been to tie the property up for a period of years, and this we have done most effectually, provided Mr Mansfield complies with all the terms of the lease. We believe the property will continue to advance in value as the prospects of San Diego is assured and at the end of the term you will reap many thousands dollars from the property and have no cause to regret the alien conditions for the time agreed upon. Mr Mansfield has shown us a letter recently from you and declines you offer. Hoping this explanation will be satisfactory, and that our relations will be [illegible] for the [illegible]

[illegible]

May 8th 6

C. H. Dunning Esq
City Engineer, San Diego, Cal.

Dear Sir:

We are requested on behalf of the City Engineer to notify you that on the Sixth March we granted lot E & F Block 27 in grading to the center thereof, at an expense of $100, which amount the writer deducted from any assessment that may be levied against said lot for the grading of 19th St.

Respectfully yours, Sutton.

San Diego, May 8th 6

Mr. Maxwell Coston
San Diego, Cal.

Dear Sir:

Mrs. Mylett requests us to remind you that the $100 you owe her, will be due and payable on the 10th inst.

On the inclosed [illegible] 100 on a few days we expect the money will be promptly paid.

[illegible] Sutton

May 10th 6

Mrs. Lucie A. Powell:
Eagle Lake Texas.

Dear Madam:
Your favor of the 5th inst at hand. We send you some pamphlets regarding San Diego and surrounding country, and also enclose as you request Postal Money Order for $20 on Columbus, Texas.

Yours truly
Moore Thacker & Co.

May 10th 6

Jas. C. Babbitt Esq.
Garnett, Kansas.

Dear Sir:

We have been notified by the Consolidated National Bank of your payment of your draft [illegible] in payment for Lot 2. Block 76 Stevens Addition

Agreeably to our understanding we herewith enclose the Griesheim Agreement to give you a Deed on confirmation of the sale of the property by the Probate Court. We presume that this will be done before the time specified when we will forward the Deed to you.

We are offering the property at $500 the price you named, but it is a little too soon to realize that figure

[illegible]

May 11th 6.

Wm Hughes Esq
National City.

Dear Sir,

We have instructed from the owner to sell the S W 1/4 of the S E 1/4 Sec 13 - 16 acres National Ranch. We think the land has risen much since we bought.

Can we sell it for more than $1500.

Do we be liable a fine commission?

Yours truly,

[illegible]

San Diego May 1st 6

Mr. J. P. Spillman

Dear Sir:

We have sold your lot 15. block 59. to A. H. Compton for 800. and we herewith enclose your Note for execution, which please return to

Yours truly

Morse, Whaley & Dallas

San Diego Cal — May 4th 6

Mrs. Ellen Y. Gibbetts.
c/o E. K. Strong Esq.
Cincinnati O.

Dear Madam.

We have received an offer of $1000. One thousand dollars and requested to report the same, for your 160 acres at Pia Juana. We are informed by parties residing out there that this is a very large price. half of the land only being available for agricultural purposes. Should you decide to sell you will please telegraph at once. When we will make deposit and forward deed for execution

Yours truly.
Pond, Shirley & Calhoun

Chan 15th 6

Mr. Geo. Behwartz
Omaha Neb. P.O. Box 442

Dear Sir:

Your favor of 14th ult. rec'd.

Owing to press of business we have not been able to give it the prompt attention it deserved.

In answer to your question will say: [illegible] a 5 to 10 acre tract near the city unimproved can be bought [illegible] acre, improved from $100 to $500 an acre, according to location & improvements. Money can be loaned to run 10% per mo. on good de-[illegible]

[illegible] many [illegible] in Cash [illegible] and we think it would be to your advantage to come

Yours truly
[illegible]

May 17th 6

Mr. F. P. Payne,
Emporia Kansas.

Dear Sir:

Yours of 17th ulto. at hand.

5 to 10 acre-tracts of land can be bought for from $100 to $150 an acre within 3 miles of the City

We send you descriptive circular.

Our County is rapidly settling and those coming now and investing will reap the benefit of a certain rise in values.

We will be pleased to see you if you come.

Yours truly
Morse Wraley & Dakin.

May 15th 6

Geo. Bentley & Co.
"Daily Hotel Reporter & Real Estate Guide"
Los. Angeles. Cal.

Gentlemen:

We enclose you herewith Postal Money Order for $1.50 being payment of your bill for advertising to May 4th 1886. less expense of money order.
We do not wish to continue the advertisement.

Yours truly
Morris Wharton & Dalton

[illegible] Aug. 18. 1886

[illegible]

[illegible]

[illegible]

[illegible] England.

[illegible] surprised at a [illegible] statement that [illegible] "[illegible] steps had been taken to condemn the land taken by them" &c

I [illegible] according you a [illegible] copy of the paper containing these [illegible] in the [illegible] I [illegible] that [illegible] such a paper as they intended to serve (and they [illegible] to be [illegible] address). I have [illegible] to [illegible] it is [illegible] [illegible] to it [illegible] [illegible] which. On [illegible] the 20th [illegible] (and [illegible] in the letter) I stated [illegible] "condemnation suits were commenced some weeks ago"

[illegible] the [illegible] [illegible] 73 feet off the east side [illegible] the line.

[illegible] be made, though [illegible] not [illegible] to effect.

[illegible] have [illegible] been [illegible] 1877 after the case has been in court over 5 years without any [illegible] [illegible] would be [illegible]

[illegible] will remember that the valuation placed upon the land is for the day upon which suit was commenced - 5 years ago, that mean.

I know of no way by which the land can be abolished by [illegible].

I hoped to take a trip out there and see matters for yourself [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

P.S. [illegible]

San Diego. Cal. May. 15th 1886

Alex V. Frasier Esq
101 Bowery. New York

Dear Sir:

Yours of 5th inst. enclosing draft for $60. received. We have paid bill for grading Spring Avenue on your lots (including ½ claimed by Klauber) $68.55 and enclose contractor Hamilton's receipts for the same.

We are pleased to hear that you saw Pres. Cleveland as you must have gotten considerable information about your property and the prospects of San Diego more than by writing to him.

We are not lawyers, and, as agents, have consulted Judge R. A. Rice our Attorney, in reference to your affairs, without cost expecting in the event of such to employ him. Works & Titus stand equally high, professionally, and will attend to matters faithfully, but should you employ them, the Judge may think himself entitled to a reasonable fee for advice already given in your behalf.

Send the abstract or a copy of same, also lease, for receipts &c. together with your Power of Attorney under the trust deed, or one signed by all the

Your case may be so clear, that, upon proper representation, the Chancellor will abandon the idea of defending suits of Ejectment.

Henry Hughes
Moore, Atherley & Dalton.

Mary [illegible]

Mr. [illegible] Nolan
c/o Mrs. Dorothy [illegible]
[illegible] N.Y.

Dear Madam:

Your favor notifying us that you had [illegible] Registered Letter to the Consolidated [illegible] Bank, received. There was some delay in the receipt of the letter by the Bank and still [illegible] owing to the absence of the Attorney of the [illegible] [illegible] and I may be re-[illegible] owing to the case before which you [illegible]. [illegible] the [illegible] will have to [illegible] the [illegible] The Deed was not sealed though it was not a material. The Deed will be returned to you. We have been offering the 10 acres at $1500. We are in receipt of your [illegible] Irish Ireland in one from Mr. [illegible] that we may sell at $1200. [illegible] we will redouble our efforts. Regarding the delay in Rem-

Mrs. [illegible]
[illegible]
Morris, [illegible]

May 18th 6

C. C. Kenney Esq
P.O. Box 2032
San Francisco Cal.

Dear Sir:

Yours of the 14th inst at hand.
It is a difficult matter to set a value on Mrs Kenney's undivided ½ of lot 229.
$20 to $25 an acre would be a big price for it now and if sold at auction would not bring more than $5. to $10. an acre.
In connection with above we refer you to our letters of May 15/95 & July 17/95. for further information regarding quantity, location, and future prospects of the property.
We have returned to the Assessor the property belonging to your father & Mrs E P. Kenney on separate statements.

Yours truly
Pierce, Shelley & Watson.

May 19th 6

Chas. H. Parsons Esq.
422 Montgomery St S.F. Cal.

Dear Sir:

Yours to the C.P. Nolle of 17th inst received. It is impossible for you to make the loan owing to you being a minor and the Records here not showing that you have any interest in the property.

The property of Estate is increasing in value with double or treble of what it was a year ago. and would sell for, in the aggregate possibly, over $3000. though you may be hard to some inconvenience now. you have the consolation of knowing that the property is becoming more valuable all the time.

Yours truly
Mrs. [illegible]

Mrs Susan E. Raney
% John A. Raney Esq.
7 1- 19th St. Oakland Cal.

Dear Madam:

We inclose you bill for grading A. St from Castro to 9th St on your lots [illegible]
Please remit amt. soon. to be paid within 30 days from May 17th to save penalty.
Several of the streets of the City have been graded or
[illegible] greatly to the value of the property
[illegible]
We are [illegible]

May 19th 6

Mrs V. P de Magis
% J. W. Wolfskill Esq
Los Angeles Cal.

Dear Madam,

Your favor of 17th inst at hand.

On compliance with your letter of the 7th inst. we refunded deposit on account of sale of C-776 sold for $900. The party being glad to back out. This lot is situated opposite the Government corral. We think it was well sold and it would be difficult to find a purchaser again for the same price. and you have reason to regret reversing.

The corner lot sold by Mrs. Forrest was more desirable than yours.

There is but little demand for New San Diego property at present. attention being drawn toward Middletown. It is difficult matter to get offers for property. You will please state what price you want for following lots. B&C-7th K-785 H-79 and we will then see what we can do. We think we can get $80 for B and may be $100 for K-785

May 19th 6.

J. Grundike Esq.
President N. W. Water Co.

Dear Sir

We addressed a letter to your company some days ago requesting the three planks crossing in front of our office on 5th St. (taken up to lay down new water main.) to be replaced immediately. We presume the matter has been overlooked, and would therefore request you to please have it attended to at once as we suffer from the inconvenience. We believe that the three planks can still be had on account of the new buildings being erected. In the meantime mpt. cover be over opposite

May. 19th 6

J. A. F. Brown Esq.
Hopkinsville Kentucky

Dear Sir:

Please find inclosed Release of yourself & wife to Geo K. Mayfield of Joh F. Brown & returned from the Recorders office.

Yours Truly
[illegible]

of your letter. You have given us idea of what'q is immediately.

We have an offer of $1000. for the property and we will sell at for that now.

The 40 acres in Marion Valley we do not consider worth more than $1000, possibly $1200, we are offering the adjoining 80 acres with the River [illegible] containing proportionately more good land at $30. per acre, and the owners would gladly sell at for that price.

In regard to the 80 acres near National City we have a purchaser for at at the time you were here. you referred to sell. We think the price was from $120 to $150 an acre.

The Wright, being jointly interested in this tract, we would suggest that writing to him to ascertain if he wishes to sell. and if so at what price. We think the probabilities are somewhat as much offered now as then, but no more. as things are, very flat in National City.

We will attend to the payment of the assessment on Birch St property, and will send receipt in a day or two.

Yours truly
[illegible]

San Diego Cal
May 19th 1886.

W. W. Gates Esq.
Monterey Cal.
Dear Sir:

Yours of 15th inst Rec'd
Mr Rowland, holding Dan Ricks, on National City lots called. He wanted a lot, or $100 cash, but upon our representation that the title was worthless and that we could quiet the same by suit for about $60. and that you would probably pay the month necessary, to him, instead of to a lawyer — and in case he could arrange with Bowers, to whom he has sold 1/2 of the lots — you might give him $50. extra, pay, in all $60. He has agreed to settle to Bowers and will see us tomorrow.
We suspect that Mr Gong, who wrote you about losing 6th St property, did so in behalf of a woman of questionable character as a lady of her description offered us $12 a mo for it, and we [illegible], knowing your [illegible] would [illegible] [illegible] now rented for $8 a mo. to a respectable man — a Tramp!
We would [illegible]

San Diego. May 20th 1886.

Jas. G. Babbitt. Esq.
Harned Kansas

Dear Sir:

Yours of May 10th & 15th received.

The Agreement signed by Mrs Freichter was similar to those made to other purchasers. giving the rate of purchase money with the commission off. 950. as the Probate Court does not allow commission, it was an omission on our part that we would return the $50. in case of non-confirmation, and this we now promise to do. Regarding the interest it would be difficult matter to get another agreement signed by her as she is now in Oregon or Washington, and will not return under 6 weeks or 2 months time as we consider the confirmation certain. We do not deem it material. Besides we expect to be able to dispose of the property for $1200. for confirmation and substitute the name of expected purchaser, instead of yours.

Perhaps it would be well for you to send the agreement assigned in blank to the Consolidated National Bank of San Diego. to be delivered in payment of $950.

which will facilitate making sale. We retain the abstract for examination.

San Diego Cal.
May. 20th 1886

Mr. C. K. Gates

Dear Sir:

We have paid bill for Block grading B/2 of C - 123 Horton Addn and herewith enclose Receipt of R. A. Hamilton, Contractor

Yours truly
Home Library Association

San Diego, May 20/86.

C. W. Cates Esq
Monterey, Cal.

Dear Sir,

Since writing [illegible] to-day, Mr Rowland [illegible] stated, that he has heard from ~~Bailey~~ in regard to the lots deeded [illegible] Rowland says that he [illegible] Bailey will quitclaim to you, the lots, either jointly or separately, for the sum of $20, and I see no reason why you should not accept the offer as it shows the best [illegible]. We have arranged a similar case we had in hand recently upon the basis of refunding actual outlay with interest. [illegible] & expenditures in your case would [illegible] the amount [illegible] Should you accept of Rowland's offer you can add $5.00 [illegible]

Rowland says the lots are worth about $100 each: and, should you wish to see them he thinks he could obtain them such at that rate, perhaps not immediately, but some time in the near future, as he resides at Natchez and would give the matter his attention. Everything is rather dull at Natchez City at the present time.

Yours truly
Chas. C. Clay & Co.

P.S. The most matter will be the redemption of property sold to the State for delinquent taxes.

San Diego Mar. 28th/86.

J. H. Rudd Esq.
Ryons. N.Y.

Dear Sir:

Mr. J. McNamara arrived here some time in March delivering your letter introducing him to us. We gave him all information regarding your property, he was anxious to see your ranche but did not like it. He has fitted up the house making it tolerable comfortable at his expense, to be taken out in Rent. He has someone living there which he is in the business with his wife for her health. he will return soon and then take possession of the house.

In a letter received from Mr McN. he states that you will be out here in the Fall. when you can judge what is best for your interest.

We have returned your property for 1886.

Yours truly
Morse Wham & Dalton

May 21st 6

M. Peyser Esq
York Township W.P.

Dear Sir:

We have returned your property to the assessor same as last year. We have understood that you sold some of your lots. Please let us know which they are, when and to whom sold. Also inform us of the price of the remaining property, including 5 acres in Barnhart's Homestead. Note in the addn are appreciating in value and might be sold at the prices you were asking and possibly more

San Diego. May 21st 6

Mrs Redman
Banner, Cal.

Dear Madam:

Your letter of 19th inst. We are giving the matter of selling your land some attention. But there is but little demand for property in that direction. We shall continue offering it as opportunities presents. We think it ought to bring $150.– but if we can get no more than you gave for it we'll let it go as you appear anxious for money. It will be difficult to mortgage it as the amount is so small.

Yours truly
[illegible]

San Diego. May 21st 6

William H. Davis, Esq.
1016 Broadway, Oakland Cal

Dear Sir:

Yours of 5th inst enclosing $5 received. We have spoken to Mr. Naber for the Bar Certificate several times, and he still promises to furnish them, and whenever he will send it to you. It is true that Naber has sold to Olney & Babcock his interest in the Wharf franchise for the sum of $200. They purchased it against the advice of Major Chase as a kind of entering wedge. It is probable that they would purchase your interest at the same price rather than to have litigation. Chase's opinion on the matter remains the same. Babcock is now East, and nothing is being done on the Wharf franchise. Naber has promised to write to you concerning this matter, also to furnish you a list of dates that have been paid on both of the lots. We have no occasion for the abstracts at present, when you should keep it. Should we require it we will send for it.

May 21st 6

Mr. John E. Mason C.E.
306 Pine St. S.F. Cal

Dear Sir:

We wish to know the situation of your Pueblo lots. if anything has been done with the Estate of Steele separating your interest. if nothing. we would recommend the division or an arrangement whereby the property could be sold jointly. Times are improving and we do not think it would long before the property could be sold at an advantage, though at the present time there is no particular demand for property around Old Town.

You will please inform us if the price you gave us when here: "75 acre Cash, or, 80 an acre, part Cash, balance 2 or 3 yrs. at 1%, still holds good. though we know of no one who would purchase your undivided interest at these figures. If you will inform us of address of the Steele heirs. and who is vis to. We will [illegible]

Your lots are marked Blue on Plat [illegible]

[illegible] & Co.

[illegible] the [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] a [illegible] road and I presume there are [illegible] [illegible].

At the [illegible] [illegible] [illegible] the [illegible]. There [illegible] [illegible] of [illegible] [illegible] believed [illegible] [illegible], that La Playa [illegible] [illegible], but [illegible] [illegible] otherwise. [illegible] the present [illegible] brick blocks are [illegible] lots [illegible] located in a portion of the bay that was not dreamed of twenty years ago. [illegible] La Playa. I do not think a single family lives there. [illegible] [illegible] had [illegible] [illegible], [illegible] [illegible] [illegible] [illegible].

We [illegible] [illegible] railroad, and that does not come within 5 miles of La Playa.

[illegible] [illegible] [illegible] [illegible] during the past [illegible] than [illegible] present.

[illegible] the business portion the advance has been a great deal more — for instance I bought a lot [illegible] [illegible] I have been

offer $1000 for it. Another one offer
I could not have sold for $3000. I have
just been offered ~~[illegible]~~ $1500. for it.
Outside property has not advanced in the
same proportion.

Two Double Lots ocean front 205 - have
just been sold for $1500. One of the
contained 50 acres, the other considerably
less. The two together sold for $1500.
It was considered a very high price.
They controlled the approaches to the
"Wonder Beds" a favorite resort on
the ocean beach.

Both these beautiful bays have been
useless for many thousand years, so far
as man is concerned - and as a
thousand years is as one day in the sight of the
Lord, I fear Tabe Bay will be idle
a few years longer.

Lot 13 and 205 are the [illegible]
exactly.

The city plain of the present city is
about 700.

Your lot 205 is over a mile from the business
part of the city - there is not a house or
improvements for any land within a mile and
a half.

If you & your wife had been here you would
understand the situation very much better.

May 22d 6.

Lt. Cleveland Esq.

Lt. Walter Corlies.

do Montgomery Sh. Dunkirk N.Y.

Dear Sir

Your 13th inst received. Higgins took offer for Nos 1123 & 1200 and now as a reason for not offering more that he will have to keep back the adjoining Eldmanks. We do not suppose that you will consider the offer. The price you name for the land, from $140 to $225 per acre, is too high. The nearly one 40 acres in Pulaski Co. is worth to us $100 per acre, the title to which has been quieted by a decision of the Supreme Court. We have reports [illegible] which you are [illegible] to the Pension Office [illegible] you write that it is in excellent shape and only a dwelling has got in a rather. — At our return home we can be able to examine it more particularly. The King is about to accept your offer as he is building out for legislative purposes, the land [illegible] ground. Then he accepts [illegible]

May 24th 6

Mr. J. P. Spillman.

Dear Sir:

Yours of 19th inst. incloseing Deed received. You forgot to acknowledge same. Such as you wrote you would be in town Saturday the 22nd, it did not seem to make much difference. Mr Compton has called this morning for his deed. You will please say whether you will come for it or shall we send the deed to you for acknowledgement.

Yours truly

[illegible]

May 7th 6

Mrs. M. P. de Mages
c/o J. W. Wolfskill Esq.
Los Angeles Cal.

Dear Madam:

Yours of 30th inst received. We have sold Lot K. Block 785. N.S.D for $700. and will enclose Deed for execution. Please return same to us and inform us what to do with the money. We have an offer of $700. for Lot H-796. if you wish to sell it, you can let us know and oblige.

May 8th 6

Genl W. W. Brown

2026 F St. Washington D. C.

Dear Sir:

Yours of 8th inst inclosing check for $52.40 received. We have paid Hamilton, Contractor for grading of F St. inclosed please find receipt for $52.40

We have the matter of selling this property in hand, having advertised the same and hope soon to be able to report an offer that you will be pleased to accept. We will forward deed for execution. your signature alone will be sufficient

Very truly

May 24th 6.

Chas. H. Parcor Esq.
222 Montgomery St
San Francisco. Cal.

Dear Sir: Yours of 22nd inst rec'd. We think it will be difficult to mortgage. even though you are of age and the Records show that you are interested in the property. Your interest an undivided one, which would be difficult to sell and still more difficult to Mortgage. Money cannot be had at 10% per annum on small sums, for short terms. It might be had, for about 15% to 18% per annum. The expense attending the loan, considering the amount, would be considerable. An Abstract would cost on Sherman lots about $7.50. for all the property, $15 Drawing papers $2.50. Recording mortgage $2.25 Fee for making the loan $5 Total from $17.25 to $24.25 and this would be monthly Cash. If you can possibly do without making this loan, we would advise you to do so. It would be better if you could borrow the money from some friend acquainted with all the circumstances. Possibly Mr. Shea might be willing to do so.

But if you are determined we will make the effort

and do the best we can for you: and as a preliminary step to this, it will be necessary to have an Abstract showing a good title to the property and your interest in it. And to do this at least 10/- will be necessary to pay for Abstract of the 7 lots in Ohrmann Addition which will be enough for your present purposes.

May 24th 6

Mr. Geo. W. Zeigler
Dam Neiga. Cal

Dear Sir:

Please inform us the price of 1/2 of J. Block 1 & 2 "Cash Charley" if you are disposed to sell we think we can get you a fair price

San Diego, Cal., _____ 188__ No. _____

Consolidated National Bank.

S. W. CORNER FIFTH AND G STREETS.

Pay to _____ or bearer $ _____

_____ Dolla

May 25th 6

Mrs. E.A. Pendleton,
Richland Plantation,
Alexandria, La.

Dear Madam:

Hearing with abundance of sales of property we were surprised to see that you had sold your interest in the Jamacha Ranch for something over $5000. from your oft repeated assertion that you would not sell, we did not suppose that you would do so for such a price. A copy of our letter to you, of Janiy 5th 1883, about the time we were negotiating the sale of the Rancho, adjoining yours, we were anxious to have you fix a price and suggested that we might be able to sell for $3.50 an acre equal to $15.00 for your interest. We were surprised that you should have sold for less now, when the property has very materially advanced. We certainly could have obtained much more for it. We cannot help thinking that you have jeopardized your friends and fallen into the hands of the Philistines.

Whilst acting as your agents we gave the matter of your property careful attention, wrote you many letters, gave every information, for which we made no charge, intimating when you desired to sell the property it would be in your hands, and that we would receive a fair commission reimburse us for our trouble.

We are requested to return an offer of £1500.— for your 30 acres in Cuebla Tob No. 1122, and in view of the legal difficulties, which sooner or later must arise as to the discrepancies between the Book and Parcel Surveys, concerning which we wrote you fully, Feb. 27 1888. We would recommend your acceptance of the same.

Yours

Victor Murdock & Co.

P.S. Shall we return your property to the Assessor for taxes for 1886

Victor

May 27th 6

Mrs. Victoria P. Magee.
C/o J. W. Wolfskill Esq.
Los Angeles. Cal.

Dear Madam:

Yours of 26th inst. inclosing deed of lot K-755. sold Higgins received. We had abstract continued to date. The title was all right except the lot was sold to Rowe for State and County tax 1879. Sales made for that year are void, but it is still a cloud upon your title and will have to be removed before the money will be paid. Enquiring of E. Parker Esq. we do not find the lot is sold amongst his papers. The supposition is that you redeemed all certificates from Rowe, and as they are not cancelled of record you must have them. Please inform us at once and if you can send us same to us - otherwise it will be necessary to return from the Treasurer and satisfy the Record in the Recorders office. As soon as this is done we will receive the money, pay Toward & Toward balance to you at once.

Morse, Hardy & Dalton.

May 29th 6

N. Cleveland Esq.
60 Montgomery St
Poughkeepsie. N.Y.

Dear Sir:

Yours of 21st and postal card of 22nd inst received. We have paid Hamilton for grading Lots A-60, and A-112, also Commission for Union. We herewith enclose you statement. The paper stopped after May 3rd. Wrote Burke gone on a trip north for a few weeks.

Yours truly
Chas. Mabey & Co.

May 29th 6

N. Cleveland Esq.
In account with Chas. Mabey & Co.

1886			
May 6	By balance due. Error Calculation, Real Estate sale, in letter Apr. 6 86.	$ 1	
	Cash. J. King Rent to May 16	30	
May 29	" " " C. O. Kubbell	6	83
May 29	To " paid Hamilton grading 6th St	$ 91	33
	" " " paid Commission for Union to Hamilton	1	90
	" " " Commission collecting Rent Jung	1	50
	" " " Allowing Hesse grading	2	00
	By Balance		90
		$96 73	$96 73
May 29	To Balance	90	

June 1st 6.

Mr Sidney Wilbur.

Yours 14th ult to our Mr Moss duly received and in his absence we have attended to procuring certified copy of divorce proceedings, which we hereith enclose.

You can please remit us by postal order five dollars to pay for same including our fees.

Yours very truly
[illegible]

June 3rd 6.

John De Saulsey Esq
No. 19th St. Columbus. Ga.

Dear Sir

Your 2nd bill including draft $93.74 received. We have paid for grading Q. St and the intersection of Q & 4th St on your lots E & W Blk 193. and enclose herewith contractors bill for same $93.74.

As the saying is, it never rains but it pours. The grading of 4th St is progressing, and bills for same is progressing. You will have to pay on 100 feet front, and nothing extra for [illegible] the [illegible] the intersection [illegible] which [illegible]

Whenever you decide to sell, we hope to have the handling of your property and make a commission, to our [illegible] for [illegible] We think about such [illegible] you will be a good time to sell.

Yours truly
[illegible] & Dillon.

San Diego. June 3rd 1886

Mr. F. A. Manzanares,
Las Vegas N.M.

Dear Sir:

Mr. A. B. Stone is soliciting our work in painting Roofs. etc. with a preparation which he calls 'Rubber Gum Paint' and he refers us to you. "as one who knows him and who can recommend his paint"

We have seen a job done by him. and the so called 'Rubber Gum Paint' looked to us to be nothing more or less than Asphalt. It is identical in appearance. taste. and odor. If you know anything about him, his work, or paint. we would like to hear from you.

Yours truly
Morse Wheeler & Dalton

June 4th 6

E. H. Strong Esq.
Agent. Mrs Ellen V. Dibbells.
Station A. Cincinnati Ohio

Dear Sir:

We have an offer of $1000. for Mrs Dibbells 40 acres on Sta Juana, and are requested to report the same. We think it a big price. If she wishes to sell, please write or telegraph, and we will prepare deposit and send Deed for her to sign. We wrote you recently as above addressed and as the letter was returned we now write as well to Mrs Dibbells address Hill. hoping to get a reply from you or her soon. We [illegible]

[illegible]

June 4th 6

Mrs Ellen V. Dibbetts

College Hill. Hamilton Co. Ohio.

Dear Madam.

We have an offer of $1000. for your 40 acres at Tia Juana. and are requested to report same. We think it a big price. If you wish to sell please telegraph or write. and we will prepare deposit and forward deed for you to sign.

We wrote you recently to Mr. E. K. Strong, Cincinnati and as the letter was returned, we write you direct. We again write Mr E. K. Strong. Station "F" Cincinnati also. hoping for an early reply from you or Mr. Strong.

[illegible]

June 4th 6

Mrs. E. C. de Hague.
c/o W. Wolfskill Esq.
Los Angeles. Cal.

Dear Madam:

Yours of 2nd inst received. We have closed sale of lot K-755 Higgins agreeing to wait until you send the tax certificate when you get home.

Francis Howard will release the lot from the mortgage. He says the $100. and the interest on the mortgage to date has been paid from the collection of the "3rd note"

Enclosed find the account of sale of lot and drafts in Los Angeles for the balance due thereon. $62.00

Yours truly

[illegible]

[illegible] Esq.

[illegible]

[illegible]

June 4th 6.

Mrs M. C. Baugh.
San José Cal.

Dear Madam

We are requested to offer the $900 for lots 5.6 & 8. Block 52 Shumann addition. If you wish to see parties we have some and we can secure deposit & send them for speculation.

Yours truly,
Wm. Atherley & Co.

June 14th 6

Genl R. W. Brown

Washington D. C. (7026 S. Dh)

Dear Sir:

Please find enclosed blank deed for your property in N. Dh, 1st Spring Ave, San Diego. Data so as it reads now, after deducting commission, abstracts, taxes and advertising, the sum of $7,000 is satisfactory, please execute before a Notary and return the same to us, or to the Consolidated National Bank of San Diego. to be delivered when the payment of the net sum of $7000, with interest, has been received.

Yours, Wheaton & Dalton

Pgs. 290-293

MISSING

San Diego, Nov. [illegible] 1881

Letter of "[illegible]" (from [illegible])

You make no mention of your health so we take it for granted that you and [illegible] are well and [illegible] prosperous, [illegible]

The weather here has been for some time past [illegible], with a little fog in the morning [illegible] as that [illegible]

[illegible]

There is but a slight falling off in the number of people [illegible] the same as usual, though [illegible] possible, the demand for [illegible]. Prices are coming in, and the buildings projected are being [illegible] finished [illegible], and Mauker is putting in a cellar under a portion of his building. He feels expect that the demand for [illegible] and the number of the [illegible] will [illegible]. Hubbell [illegible] here the same [illegible] as soon as his building is completed and we have settled a bank, or rather [illegible]

The Colonel is about commencing two buildings on I-st, one [illegible] the Carlton [illegible] cost $900 each. Lumber [illegible]

notwithstanding [illegible] Nelson Dave thought
was owing to a misunderstanding of the nature of the
that would have been had been done. He agreed then, and
he made arrangements [illegible] so soon as [illegible] nothing
[illegible]

But I was going to [illegible] another
year [illegible] the [illegible] and
[illegible] he made you to make some arrangement [illegible]
[illegible] that it would be better to exchange the [illegible] C
[illegible] of C-44 This would be an advantage to Edmund, the
lot being unincumbered could be leased now for $20 a month at
least, and in case he wishes to build [illegible]
[illegible] owing to the [illegible] of [illegible] he can be
sure [illegible] or [illegible]
[illegible]

He will with exchange into bankruptcy
out, and as his profits can produce him so far from [illegible] only $150
per month he can not expect to get [illegible] or it, perhaps $3500
or $4000 proves to be more, but in consider he may therefore have it
you he do what you think is best, and make some satisfactory ar-
rangement [illegible]

Mr Meade reports
that your garden is suffering for want, but there is no change
refused to allow him to attend to it, and he gets the [illegible]
[illegible]

[illegible] said that Lacy was still at his [illegible] but there was no probability of his [illegible]. He had advanced his [illegible] Since then the building is not yet completed, no bricks yet [illegible] of [illegible] Enough for so far the Barrett Springs matter [illegible] Shall write more but it is [illegible] late. With regards to [illegible]

[illegible]

Office
Office
Saloon
B
K
Vacant
J
Vacant
E
Grocery
F
Liquors
Clothing
BANK

San Diego June 9th

[illegible] Esq.
Regent New York

[illegible]:

Yours of May 25th received.

[illegible]

[illegible] would [illegible] be a [illegible]
[illegible] Dimensions of [illegible]
Portable [illegible].

[illegible] much [illegible]
[illegible]

[illegible] to [illegible] demand [illegible]
[illegible] localities, [illegible]
[illegible] ! [illegible]
[illegible] and when [illegible]
[illegible] the [illegible]
[illegible]

San Diego. June 10th 1886.

[illegible] 9th inst. from Pomona received, We have made up a bundle [illegible] "Times", "Union" and "San Diego" from [illegible] as you can [illegible] We also enclose in the envelope [illegible] 9 — from V. G. Pratt, Boston; Dr. Gibelin, Chicago; 2 from Minnie, [illegible] 1 for Worcester, mass; from Marion Simmons; and for Mrs Moore, 1 from Wisconsin [illegible] We also have a letter [illegible] We wrote Du Quille the 8th inst. enclosing plan Blk. 4 addressed [illegible] and advised you [illegible] The said assessment [illegible] Blk. Rocales not yet arrived, but as we have it [illegible] installment of $1.00, we consider [illegible] The Santa Fe has been [illegible] Do they have appropriated the name you intended for the [illegible] Blk. [illegible] more unanimous to choose from — the "P. Elms", "S. Wood", [illegible] Dear [illegible] San Diego

in our employ [illegible] up in business for us on
Commission, since the death of the mother. He is also
mentioned above: Oct. 18. [illegible] he [illegible] writes
to you at St. Helena. [illegible] is expecting [illegible]
fact the [illegible] [illegible] for [illegible]. Write will you
[illegible] to L. P. D. [illegible]
[illegible] has [illegible] [illegible]
[illegible]
Pendleton has telegraphed to us to know the particu-
lars of the sum [illegible] for [illegible] purpose [illegible] we learn his wife left home un-
beknown to go to New Orleans. [illegible] has left [illegible]
[illegible] account [illegible] in New York having [illegible]
is supposed [illegible]
[illegible]
[illegible] we learn
for months. [illegible] he
refund the purchase, he can not [illegible] anything [illegible]
than [illegible]
[illegible]
[illegible] the matter that he did not join in the claim
but the property in [illegible] was [illegible]
[illegible] He wants to be put in communication with
your city [illegible] to Dalziel [illegible] as to many questions
[illegible]
[illegible] Truth
[illegible] very much [illegible] it is suggested that [illegible]
[illegible] Thomas
[illegible] [illegible] 136 in Market
Tuesday was in to see you to-day. We gave him your address
[illegible]
[illegible] to you.

San Diego June 10th 6.

E. H. Morse Esq.

Dear Sir -

We have written very fully to day in answer to yours of the 5th inst - Sent our package letters and those of papers - are addressed to Pomeroy. You will remember having sent to Mr C. Ashley, a deed for Hendricks to be executed by Mrs Ann C. Woodville - Ashley's sister. Ashley writes concerning the same - we enclose letter. Hendricks has complied with the request - furnished the certified copy of the deed referred to.

As the firm lot K-795 and my lot D-75 (where I live) are in the same block, it is thought a good opportunity to perfect the title

enclosed. He then in a quit-claim deed to you — The document by Hendricks was a general bond and possible [illegible] to me. — You can send for Hendricks and be sure, if [illegible]

Talking with Bailey the other day about the chance of resigning from the Shelby co., the Knoxville, or the Congregation of [illegible], and that we would arrange with him the same as with Hackey &c. he said there was a chance for one good lot, but to which of the interests it belongs I cannot say in advance, but it is a nice lot worth several hundred dollars. He said the probability of our making something out of it, he said, why we get a deed from Mr Woodville for all the lots making good the expense of title! and I have drawn it from him to Murray Hanson, which when on record will require no other deed to the parties in interest. I enclose all the papers to you to forward to Mr Hay and to write the letter to him as you have done all my correspondence with him. I don't see [illegible] any thing for him or the other heirs of my uncle dec'd. The lot I have written of in Knox is worth [illegible] dollars and there will be something in them [illegible]

Yours [illegible]

San Diego, June 11th 6

Mrs. E. H. Cole
℅ Mr. Tyang Wood
Albany, N.Y.

Dear Madam:

The Rev. E. H. Hill has been
appointed Consul at this
Bank this morning. The Chairman,
Rev. Geo. H. Hill, in behalf, has presented
a draft on Consul Hill which will
be sent in for collection. This will
be ten days or two weeks more. The
two months remaining in the
year. When the new teachers
arrive, the matter of the
[illegible] the orphans, we remain,
Your in Truth
Rev. [illegible] Baptist

June 12th 6.

C. M. Gates Esq.
Monterey. Cal.

Dear Sir

We wrote you some time ago about the sale of your land, reported an offer of $1000 for the lot in question and the arrangements we had made with Holland for the administration of lots at National City from him. Our letters were of the 18th and 20th of May. We would like to know in regard to these matters, particularly to the administration of the lots from Rowland, which he is in the habit of [illegible].

Yours truly,
Mate, Whaley & Gaither.

June 14th 6

Mrs. Victoria P. de Alagon
c/o. J. C. Wolfskill Esq
Los Angeles. Cal.

Dear Madam:

We are requested to report an offer of $400. for your G- Block 34/791. The lots is on the corner of Atlantic & Commercial Sts New San Diego at extreme high tide. It is covered with water. We believe it to be fairly worth $500. and if you wish to sell, we think we could get that amount for it.

We send you June 14th a draft for $66.50 which you are requested to acknowledge. We trust it reached you safely.

[illegible]

June 14th 6.

E. Oxenbry Esq
Mounts Bay Cornw.

Dear Sir,

Yours of the 9th inst to our Mr Moore received. He opened the letter as we do all addressed to him during his absence. He can give you no information regarding James Borlase's note. He am writing to Mr Moore to-day and will mention the matter to him. M. will be probably two weeks before he returns.

Yours truly,
[illegible]

June 11th 6.

C. H. Moore, Esq.
St Helena, Napa Co, Cal.

Dear Friend,

We presume you will be at St Helena about this time and therefore write to inform you that Mr John H. Clinkscales has arrived and to day paid the balance $130 due for the insurance business. We have written to the Agencies requesting the issuance of Commission to "Knowles & Clinkscales." Mr Clinkscales having associated with him in the business [illegible]

They have disposed of all their interest. [illegible]

We have arranged for Col. Them has the front 13 feet of his office at $[illegible] per month, and as a permanent [illegible] for two years [illegible]

We are in receipt of a letter from C. E. Magill, enquiring about Mr Clinkscales, which comes opportune. Will you please attend to procuring Commission for the firm of Knowles & Clinkscales. We enclose letter from Mr Smith [illegible] matters, [illegible] 20 [illegible] 3 months [illegible] [illegible]

June 15th 6.

Mrs M. E. Baugh.

Van Wert Ohio.

Madam.

We wrote the 6th inst. offering you $900 for your lot in Block 52 Shumway's addition, and not hearing from you we are required to write again, if you wish to sell to us at our price we will take you there by morning train you will be

We have seen Mr Butler this day & he is necessary to present the school order. As Mr Moore will not probably return under two or three weeks, Mr B. suggests that you procure a duplicate order from the Trustees and send it to Mr B. & the money can be paid above the end of the month.

Yours truly
[illegible]

June 15th 6.

E. H. Moore Esq.
St Helens Cal.

Dear Sir,

We finally took your order to Rudd & Carley & Crossley for Parlor Set 11 pc. Rodgers was out of the market & Pierson was sick and wished to know the price of some. We told him we understood that was the price of wood, but as time was so short we write to Rudd and request an answer at your earliest convenience to enable them to give answer with as little delay as possible. Please also state if you wish letters hereafter addressed to you at Donovan, and if you write Johnny forward us a deed for him to sign. Also let us know how you have made out with Johnny. Hoping to hear

Yours truly,
Rudd & Carley & Crossley

June 15th 6

Chas. A. Wilmore Esq.
Washington D.C.

Dear Sir:

We wrote you some time in April, reporting offer of $1000. for block 279 Middletown containing 6 lots adjoining Texas & Pacific right of way, also $10 on a [illegible] for 20 acres in Pueblo Reservation 1993 (N½ of the S.E.¼) The letter was addressed to Rob Montgomery Esq. A.D. We received no reply and presume you were in Washington or in your reserve sh. Middletown property [illegible] advance. Should you wish to [illegible] of your property and for the [illegible] to do so, we will be [illegible]. We will pay you two thousand dollars for lots 1.2.10.11.12 in block 280 [illegible] block 103; lots 1&2 in Block 280 [illegible] lots of 10 & are fractional lots. [illegible] your present address. We send duplicate [illegible] to Rob Montgomery [illegible]

Yours truly

June 15th

Chas. A. [illegible] Esq
Box Montgomery [illegible]

Dear [illegible]

We wrote you some time in April offering our of 1000. for Block 29 Middletown containing 6 lots adjoining Texas & Pacific Right of Way, also 10. Dr area for 40 acres in Pueblo Sec 1993 (NE of S.E.¼)
We never received any reply and presume you were in Washington [illegible]
Middletown property continues to advance. Should you wish to make sales of any of your property and if the price thereon is such as to do so, we will be pleased to offer the same. We will pay you $2000 for lots 1.2.10.11 & 12 in Block 40 and all of Block 103. Note 11 & 12 in Block 40 front on the R.R. and two lots of 103 are fractional lots.
For knowing your present address. We send duplicate of this to Washington [illegible]

Yours [illegible]

June 6

J. J. Hines Esq.
Batavia Ill

We will give you Sixteen hundred Dollars for Lots 18. 19. 20. 21. 22. 23 & 24 in Block 90. Manning & Bethuns Addition. Title O.K. if satisfactory you can authorize A. Howell your Attorney in fact to deed the same.

Yours &c
Pierce, Stacy & Carter.

San Diego. June 16/86

E. W. Morse Esq
St Helena.

Dear Sir

Mrs Gilbert wishes sewer connection for her new building on Lots 13-14. There is a proposition to put down a six inch terra cotta pipe through the centre of the block each one paying their proportion of the cost of the same whenever required for their use. Mrs G. and those who propose to use it now being at the expense, they requiring the others to sign an agreement giving permission and agreeing to pay when they shall use the connection. The cost will be from 50 cts to 75¢ per running foot. It is claimed it will be much more economical to make connections directly from the rear of the premises with this sewer than to run the pipes from the rear of the premises to sewers on 5th and 6th sts if they were there, the distance being 140 ft for each of the property owners. Which I hope will please you. Mr Schmid explains what is wanted and get him to sign or condescend to sign an agreement. Mr J. H. Young has been to see me on behalf of Mrs Gilbert and we talked about the cost to

1/8/84 6

Judge A W Hawkins

Dear Sir:

Can we sell the D/T of lot E. Block 113 for $3000. If so please answer. and in case any parties should apply to you refer them to us.

[illegible] 6

Hon. Judge
[illegible]
[illegible]
Sir
We send you herewith
certificate of identification of lot [illegible] Block
79 [illegible]
Please [illegible] receipt [illegible]
Very Truly etc
Horace Waters & Co

June 18th 6

E. Merritt Esq.
Bernardo. Cal.

Dear Sir:

Yours of 15th inst is our Mr. Morse at hand. We have opened it as we do with all of his letters during his absence.

We inquired of Mr. Bryant Howard for the Standing of O. M. Kendrick & Co 411 N. Main St. St Louis. Mo. and Mr. H. on referring to Dunn's Mercantile Report found them rated: as "worth from $20,000 to $40,000" "standing. High".

Mr. Morse is on his search up country and will not return for several weeks.

Yours truly

June 18th 6

Mr. Andrew Wilbur
Albion N. Y.

Dear Sir:

Yours of 15th inst. enclosing postal money order for $5.— at hand.

With thanks. We remain,

Yours truly
[illegible]

June [illegible] 6

A. J. Philippe Esq
Fort Thorntown Ind.

Dear Sir:

The Subscription Journal notes which you ask for H & H Close no Horton Center Ill.!

Then would like to purchase, provided they can do so at a fair price.

Please refer your inquiry. We remain Yours Respectfully
Hood, Hood

Please. Yours & Respectfully.

P.S. We will answer your Circulars first.

June 23rd 6

Jas. L. Babbitt Esq
Kansas. Kansas.

Dear Sir:

According to your instructions contained in your letter of May 15th 1856. we have sold your lot C Block 76 Second Addition for $1200.00 twelve hundred dollars. and have received difference as in the agreement

You will please send the Agreement duly assigned to the purchaser - Mr. Rose A Woodward. to the Mendota and Land Office at San Diego to be delivered when the payment of $1120.00 Eleven hundred and twenty dollars shall satisfy us of having done so. The Parties the Attorneys of the Brechlen Estate says that the name of the purchaser of the property can be substituted in place of yours in the Assignment of Certification of sale. which will be done probably since the expiration of the six months

[illegible]

June 25th 6

E. W. Morse, Esq.

Dear Sir.

We have sold to Mr. Pierce the 13 lots in Block 35 Middletown, [illegible] to your approval. The following is a copy of the receipt given him. "Received of F. W. Pierce, One Thousand Dollars in part payment for lots 1.2.7.8.9.10.11.12.13.17.18.19 & 20 in Block [illegible] Middletown, (in all 13 lots) the balance, Twelve thousand [illegible] and [illegible] ($3500) Dollars, [illegible] shall commence [illegible] on or before 6 months from date [illegible] with privilege of paying in [illegible] than 500. [illegible] any time before 6 mos. when the [illegible] shall be good and sufficient deed to said above mentioned premises, deliverable to said Pierce, when the said [illegible] shall be fully paid, free and clear of all incumbrances. This agreement is made wholly subject to the approval of E. W. Morse as to price and terms, and if not approved by him, the $1000. paid to be returned to said Pierce." Signed in duplicate [illegible], John F. Allen, Agent for E. W. Morse, F. W. Pierce.

This is at the Rate of $350 a lot. $4550 for all. Mr.

June 25th 6

Mr. J. M. Dillman

Los Angeles, Cal.

Dear Sir:

We have paid Messrs Dock & Ryan Dunnigan, their bill against you for $20. $20.00

Our charge for discounting 5% is 1.00

$21.00

Yours truly

Arms Wrake & Frazier

Pierce says you placed them in his hands at that figure as a whole, and that he had written you offering same terms as contained in our Agreement to him. Please answer unless you intend returning soon.

Yours truly

[illegible]

June 25th 6

Mr. G. M. Williamson

Fox Douglas, Ont.

Dear Sir:

We have paid Magera Box & Lumber Company, Our charge for sawmaking 8% is $1.00 / $100

Kindly oblige us by return mail.

Yours truly

Minor Lumber & Pulp Co.

320

June 20th 6

C. C. Zinn Esq
Clarksburg. W Va.

Dear Sir:

We have asked to report offer of $1000 for Block 17 and $1500 for Block 19 Bay View Homestead.

W½ of Block 17 owned by you, an E½ by Thos E. Davis [illegible], lots 1.2.3.6.10.11 & 12 Block 19 owned by you and lots 4.5.7.8.9 jointly by J. H. Coburn & Geo. B. Morris.

We cannot recommend your acceptance of the offer.

[illegible] and the other owners, wish to sell we think [illegible] for the 5 blocks at least $1000. more than [illegible] they would sell as a whole, or, [illegible] Block be sold in lots.

[illegible] will remember that Block 17 is farther away and [illegible] rougher than Block 19. Therefore the difference in the prices offered. Lots 11 & 12 Block 20. belonging to Coburn & Morris, are nearer the Town and lie better than Block 19 and might be sold for about $700. [illegible].

We [illegible] heard from the Green in Jamie case, but he is with us about the same as ever. What we have [illegible] is

with his advice. You might leave him the fixing of prices. Should you wish to sell.
Property generally is advancing and if Blocks 17 & 19 were not so rough they would sell for a good price.

Mrs. W. Lobb Smith

June 26th 6

Mr. R. B. Amick
Oceanside Cal.

Dear Sir:

J. H. Woolman declined to pay $10. rent from June 15 to July 15/86. and tendered us $8. which we refused. acting under instructions of your postal card. He stated that he had rented in for a year from July 15/85 at $8 a mo. and declines to pay more than that until his year had expired, which has one month to run. and after that he is willing to pay the $10 a mo. On referring to our Rent Book we find the memoranda reading as follows "One year. payable monthly in advance", & "To give the trees proper attention and irrigate when necessary", under date of July 15. 1885. which corroborates Mr. Woolman's statement of the matter.

What shall we do.? accept the $8. or, insist upon the payment of $10 for this month! Did you not make a mistake in outlining your order

Yours truly

[illegible]

Chas. A. Wilmore Esq.

[illegible] Agricultural Commissioner

Willows Washington, D. C.

Dear Sir

Your letter of June 10th received [illegible] I gave it in 2nd, to answer [illegible] of the 15th inst.

The lands [illegible] satisfactory [illegible] rotary one, [illegible] the Consolidated [illegible] Bank [illegible] San Diego, is to be delivered upon payment of Two thousand dollars.

The parties making offer for Block 279, and the 20 acres in 1793, came over [illegible] to enquire if we had heard from you. [illegible] where they are now to be found, possibly, they may [illegible] again. The offer for 279 was part-[illegible]

We will link your property, affix prices, and place in the market. We will also see what we can do toward getting an offer for all, keeping the two lots 1112 in Block 297, near the P.R. Depot. The ones you wish I reserve, and, if there be any others you desire to keep, you will please inform us [illegible]

Yours [illegible]

June 30th 6

E. A. Moore, Esq

The Helena Mahe Co. Ltd.

Dear Sir:

[illegible] glad [illegible] you [illegible] will [illegible]

[illegible]

[illegible] suggested by you [illegible] $500.

[illegible]

[illegible]

and ample [illegible] Balance [illegible] in the [illegible] Blank Books for [illegible] Blank [illegible] in the Bank [illegible]

[illegible] Truly yours,

[illegible] Thacker & Letton.

June 29th 6

Mr Eng. J. Moss

Your recd. Your lots, Dr. J. Block Dr, we suppose might be sold for about one thousand dollars for the lots. They are considerable below the grade, the one on 13th st more so than the one on 12th. Would you desire to sell, and leave the matter in our hands, we will do the best we can for you. (as in Oshkosh) Yes U. Hoot been here. It will be necessary to do so, and have the proceedings placed there in time to show any of the profits can be sold.

Your Truly

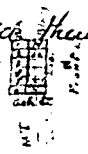
Van Cuyp. June 20th 1886.

E. H. Moir. St. Helena.

Dear Sir,

The work yesterday involving details for execution. We begin to acquire a batch abstracts. The entry on we find of property sold is Jm 3, 7, 8 - Block 32 and of property not sold is Jm. 9 - Block 26. What are we to do about abstracts for the other property. We suppose that you have abstracts for some of it at least.

We had also sold to Louis Wilds and Pleasant the lots as designated by you as lots 8, 9, 10 and 11 Block 26 Jm. 7, for $200 cl. but upon examination it was found that the N. line was only 62 ft and the S. line only 99 ft. being all fractional lots, less than 3/4 each. So they would not take them at the price. We told them we had no discretion as to the price, they said not take them and that you would prefer to hold them till the nine trees when they would pay for $200.



You will see the description we propose to give of the property on the proper account.

We have reported your offer of $1. per acre for 12 acres in 1150 to Reid & Lacey and we are [illegible] them. We learn from Horton that we had offered him 40 acres at the same price and expected to hear from them today. Horton may even come out to look at the land. Horton wishes to see and thinks that you had better do the same at the price named. There is a boom on in Chatham. Lots in Reid Stone & Garden taking the lead on the P. St. Lots.

[illegible] or a leach acts do. being willing to grade streets, lay gas and water mains for all parties with a view or willing to pay on the line between him and 22d St. he is besides contributing $200 towards defraying the expense of the Grand Army to W. P. and seems to think all the business interests the citizens of Sioux City are not able to do. Should N. & D. not buy the 120 acres, Mr Spriggs requests us to ask you if you will sell 10 or 20 acres for in the N.W. ¼ to be taken to conform with your map.

We paid your assessment B. & N. C. R.R. for June, $12.75 also interest to 2nd Mortgage for June $800. Boyle paid int. on 1st, June 11th $1.00. Morrison sends letter to you some days since to "Helena", "Castle". Left off the "H" and now wonders if you got it. R. C. Brown has been here some days, now determining to build a two story brick, 50x100 Allison was with him. Van is engaged drawing plans, disappointment to Delaney who expected it. Whilst we do lease Brown portion for certain purposes we do not. We read the terms, was not consulted fully as to responsibility of Schiller & Day mens. I suppose that will end our relations with Brown as with Allison. Neither very profitable customers, considering the information given and the trouble taken in their behalf, we will avoid [illegible] engagements.

Since, that is P. M., enquiry about you from him he hint, as to when you will return. He think he is anxious about business connected with Ch. and have suggested his writing to you and he said he would do so.

We do not expect to have reason to regret the step the Insurance business the money being invested in the Moon lot on Spring Cove. which we think will insure sufficient to make up what we might reasonably anticipate making in the insurance business. after paying Clark heirs Chubbs and his partner John Nicholas, arrived some days ago. They appear both to be nice quiet gentlemen, understanding their own business and after [illegible] acquainted they will doubtless materially increase it. We have moved back office with Hall for two years at $10 per month. C. E. R. have the front 3/4 of our office and are paying $25 per month from July 1st. Hubbell painted and Calcomined the office and C. E. R. and one below [illegible] per room on cloth so that we are prepared for business. that is exclusive real estate. matters will after July 1st. We do not think there is any material falling off in sales. Some seem to think it will be better for Feb & March but we expect [illegible]

[illegible] have been some misunderstanding
[illegible] about the matter of the Brown lot on
Spring Avenue. When the deed came to
Moses Hess [illegible] he took it home and seemed
to think that it was intended for him, but Jesse
and Theodore [illegible] he could not understand
how it should be in the name of Moses. He was
explained to him that we had purchased it and
authorized the deed being made that way.
He said you had promised to purchase it for
him, his wife is jealous but that you must
have forgotten it. We told him we knew nothing
about such an arrangement and had decided to keep it for the firm and wish to regard
it as their own. We also told him we had
that we would try to find them for him. But still
he does not [illegible] as we think the purchase was
a good one. We have heard from Pendleton. The
[illegible] of Jamacha [illegible] a down one to him
he wishes to know what can be done if anything.
We think there is nothing to be done except to secure the money in an action upon promissory
note and troubling the auth purchaser
to the purchaser be done or else
Court requiring the property to be decided back
and proceeding by jury making a long
work the interests in the Boston property
We received a letter from Mr. Bok, Pres. Illinois BK of Quincy Ill
which [illegible] [illegible] Opportunity

June 30th 6

Rev. H. B. Restarick
San Diego, Cal.

Dear Sir:

Mr. Phillips declines to ask a price on lots G & H Block 20. Hyde's Addition. his brother is interested with him and is at present in the city. he expects his wife July 15th. Should he then ~~not~~ determine to sell he will fix a price. which he intims so would be between $4000 & $6000.

Yours truly

P.S. If you think J.K.L.M of Block 31 will suit you we will ascertain price for you.

San Diego. Cal

June 30 1886

C. W. Fake Esq.

Menlow Cal.

Dear Sir.

Yours of the 22nd inst rec'd [illegible] May 0[illegible] [illegible] redemption of the land by a quit claim deed from Rowland and Rowland [illegible] 00. [illegible] 15 making $75.

[illegible] enclosed statement $12.50

[illegible] $62.50

[illegible] since Jany 1st/86 [illegible] I [illegible] wanted the land any longer [illegible] and make settlement of rent to July 1st [illegible] about the King that he was working [illegible] noticeable notaches. he appears [illegible] probably offering $10 a mo. [illegible] rent to such characters [illegible] $15 a mo. and probably [illegible] Mr. [illegible] he [illegible] we will [illegible]

[illegible] Aug 14th [illegible] will [illegible]
to a mo.

We stated in our of May 20th the probable value of
each of the Mo acre tracts. When you are ready
to sell [illegible] in conferring with the Wright & Crook the
Mo [illegible] Nat'l Chairman. If you will let your
[illegible] know we will sell on the best obtainable
[illegible] we will be glad to do so. It is a
difficult matter to get bids upon property.
We [illegible] and we will sell, if [illegible] upon
[illegible] satisfactory to them.

[illegible] the need of the Chairman [illegible]
we will [illegible] how to do [illegible] attend to the redemption
[illegible] Mo [illegible]

San Diego Cal. July 1. 1886

A. B. Chick Esq.
In Ac with Morse Whaley & Dalton

By Cash from Woolman to July 15		$8
To Commission (funds Rent collected by you)	50	
" " Collection	50	
Chick, his with to balance,	$7	
	$8 —	$8 —

Morse Whaley & Dalton

Pgs. 335 & 336

MISSING

San Diego, Cal. July 3rd 1886

A. Cleveland, Esq.
Mount Adams House
Jefferson Highlands, N.H.

Dear Sir:

Messrs Alexander & Co offer $2500 for lot "A" Block 113. Etc Ion Addition. They wish it for building purposes and would give a great deal more for it than they offer. They say, if you will not sell, can it be leased from you for a term of years, and what rental? and should you intend building, they would rent it of you.

Pray let us hear from you in regard to the matter, and should you wish to sell for a fair price, and we will see what can be done.

Yours truly
Mount Adams House

July 6th 6

Messrs. Hildreth & Stevenson & William Osborn
Gent.

Gentlemen:

We are instructed by the owner of Lot D. Block 6th Horton Addition to notify you to vacate said premises at the end of six months from date hereof, according to the terms of Agreement made with Messrs Hildreth & Stevenson on Feby 23rd 1856.

Morse, Thacey & Dallow

[illegible] 6.

James C. [illegible] Esq.
[illegible]

Dear Sir,

[illegible] your letter received. The Commissioners [illegible] received the agreement [illegible] to be [illegible]. We [illegible] the [illegible] of Virginia's decision [illegible] the [illegible] book so particularly [illegible] first the has [illegible] the [illegible] more [illegible] the Cash. The [illegible] we have instructed the Bank to [illegible] [illegible] payment [illegible] the 15th [illegible] we have [illegible] the [illegible] office. You say [illegible] [illegible] the Bank [illegible] [illegible] time [illegible] [illegible] quick [illegible] extend the time [illegible] [illegible] for a few days [illegible] [illegible] be [illegible] [illegible] by complying [illegible]

No 1 6

E. [illegible]

Care Mrs Hastings

No 11 Washington Square [illegible]

Pacific Coast Land Bu. can propose

Syndicate to purchase. One Hundred

and twenty acres for Eighteen Thousand

Dollars Net. All proceeds or profits

over and above said Eighteen Thousand

dollars to be equally divided, one half

to our firm, the other half to Eastern

firm. They propose to pay all [illegible]

Advertising, Drafts, Auctions, Private sales

for one Second of the Profits.

Will pay you, on this, Cash September

One third Cash in November, and balance

Cash in January.

We believe this arrangements much

more to your advantage than to sell

for Eighteen Thousand [illegible]

[illegible] Wheeler & Wal[illegible]

July 9th 6

Jas. G. Babbitt Esq
Kansas City Kansas.

Dear Sir.

We have received the agreement duly assigned to Mrs. Rosa A. Woodford. and have paid the Bank the sum of $1140. the amount the sale netted you.

Mrs Woodford intends building a home on the lot and is well pleased with the purchase.

We trust we will have the pleasure of seeing you this Winter. Meanwhile we remain.

Yours truly
Alex Stokes & Co

July 10th 6

C. M. Kenney Esq.
P.O. Box 2032. San Francisco. Cal.

Dear Sir:

Enclosed herewith please find 2 Deeds which we have had recorded.
Please remit $5 and oblige

Yours truly
Moses Whaley & Dalton

Aug. 12th 6.

Hamen J. Belmore.
Dd Montgomery St. S.F.

Dear Sir

Please find enclosed a draft on Pacific Bank, San Francisco, for $2000 payable to the order of your brother Charles C. Belmore who requests me to send the same to you.

He heard from him on the 9th at Washington and thought he might be able to return in time or near time to see you.

Yours truly
[illegible]

July 15th

Chas A.

POOR ORIGINAL

BEST COPY

POSSIBLE

July 12th 1.

Chas A. Nelson Esq.
Washington. D.C.

Dear Sir,

Your 2d note, enclosing draft for $500 102 and $100 in Block 46. Middletown, received. We have this day endorsed to your brother, Clarence F. Nelson, note of Montgomery & Co. a draft on the Pacific Bank, San Francisco for $3000. in payment for said property. Our Mine is in Kanaka, & as the freshet has broke in much more about the 15th inst. We hope, on your return to California, to see you in San Diego.

Yours truly,
Thos. Nelson

July 13th 6

A. T. Phillips Esq
Cor. 4th & Powell Sts
San Francisco Cal.

Dear Sir:

Enclosed please find bills for grading your 5th St property lots H-Block 43 & lots I in Block 95. $199.17

We think the amount is rather steep, but not in excess of other bills against other 5th St property for which we are agents, amounting to about $3000. We wish your sanction before paying. We have funds to your credit, after paying we will make up your statement and send you check for balance.

Yours Truly
Morse, Haley & Walker

July 18th 1906

W. H. B. Schmeldt Esq.
Napa, California

Dear Sir:

We send you herewith inclosed bill for grading 5th St. $47.57

We wish you sometime when paying some of your creditors and after paying the bill we will make up your statement and send you check for balance.

Yours truly,
Moore, Wheeler & Bates

July 13th 6

Mrs. E. Corbett

Indian Falls Genesee Co. N.Y.

Dear Madam:

Yours of June 15th to our Mr. Moser was duly received and during his absence we opened the same. As we were instructed by him to open all letters addressed to him. We expect him home in course of a few days when we will hand your letter to him. to attend to the matters therein. We appreciate your kind feelings toward us and shall strive to merit the continuance of your confidence.

Since rendering our last statement we have collected from Eriola. Rink to June 30th $25.00

Commissions	1.25	
[illegible] grading job	21.20	
[illegible]	3.00	
[illegible]	2.50	
Balance due us to date		2.95
	27.95	27.95

We inclose you bill for grading 5th job $97.61

Payable on or before August 7th 1886

We will have rush parade July 20th to Aug 20th $1.25
Gen out commission $1.25 will leave us $23.75
Amt on bill grading 5th St 97.60
Balance due us 2.95
Office attending grading 5th St
Amt necessary for you to remit to meet payment 75.61
102.56 102.56

We are unable to tell you when Mr. Martin is to pay the balance of his note. But in Mr Morris return we will bring [illegible] other things attended to in your visit to his attention.
Trusting continued to advance in this County,
Yours truly
Morse, Whaley & Sutton

July 13th 6

Mrs. N. N. Fridley
Fridley Cal.

Dear Madam:

We wrote you about the 1st of May. Since then, we have had for the grading of N. St. Also had the 'C' St. house fixed up, which is now rented for $20. a month. We have also got the tenants out of the house on Block 208¼, had it [illegible] and it now rented for $15 a [illegible] We've been since all of your houses [illegible] and we believe to be permanent tenants. The [illegible] bill for grading of 5th St. $101.03 [illegible] your question to pay the same. We will be paid on Aug 7th on which time it [illegible] in Chicago & then be paid. and after [illegible] we will make up your [illegible]

[illegible]
Murdo. Whaley & Dalton

July 13th 6

Mr. [illegible]

127 Western Avenue,
Chicago Illinois.

Dear Sir:

We have sold your lot K- in Block 135 Hewlons Addition for $850. to David W. Briant. Enclosed please find blank deed for execution which please acknowledge before a Notary Public and return to us to be the Consolidated National Bank of San Diego to be delivered upon the payment of $800. less cost of abstract $5.00

We think the property is well sold. at the top market price.

Yours truly

July 13th 6

J. W. Pierce Esq

Dear Sir.

We are requested to report offer of Lots E. & F. Block 129 of $1800. the first and best we have received since the property was placed with us for sale. We cannot but think the offer a good one, and if the proceeds are invested in Middletown you will with equal. If [illegible]

[illegible]

July 15th 6.

Messrs Brown & Bruns,
No Saint Paul St. Baltimore, Md.:

Dear Sirs,

M. A. Rice Esq, at our request, wrote to you for authenticated copy of Probate proceedings in the Estate of Minrietta Magruder, deceased. Some time about the first of April, and again in June; Enquiring at his office today, we were informed that he had received no answer thereto. We kindly request you to furnish us an authenticated copy of the Will of said Estate, proved by the attestation of the Clerk, together with the certificate of the judge, that the person making the attestation is the Clerk of the Court, and that the signature of the person is genuine, and that the attestation is in due form. Also, please send a certified copy of the final Accounting, showing the total and receipts of Mrs. Magruder.

The papers are wanted for the purpose of instituting Probate proceedings in this County & State.

The expense attending the procuration of these papers, together with your fee, will be promptly paid for by

us. Should this be troubling you too much, if you will inform us of the proper South office to whom we should apply, and the probable cost of the papers, we will make application and remit the amount direct to him.

By giving this matter your earliest convenient attention you will greatly oblige,

Yours very respectfully,

Messrs. [illegible] & [illegible]

July 16th 6

A. B. Amiey, Esq
Oceanside. Cal.

Dear Sir:

When our Mr. Whaley was at Oceanside on the 4th inst. and conversing with you about your property in Cubberwell's Addition, you thought you might sell at $1200. Since then we have been pegging away at it and have found a purchaser at $1250. Who has made a deposit thereon to bind the bargain, provided you are satisfied. It is the best offer made for it.

We enclose blank deed, for you to sign and execute before a notary public, which return to us if satisfactory. The purchaser will require an abstract for the examination of title. If you take one down along or authorize us to order one. While your property may continue to advance we cannot but think you will find it to your advantage to sell and reinvest proceeds in some locality where values will increase more rapidly. At present Middletown is attracting attention and parties purchasing there have doubled and tripled in their investment in from 30 to 90 days. Yours truly.

July 16th 6

J. K. Rudd. Esq
Lyons. N.Y.

Dear Sir:

Yours of 9th inst received. We regret you to previous letter, for the information you require, written when we had more leisure than these booming times. Think up those letters and if you do what we then suggested we believe that you will find it to your interest and if you wish us to attend to the matter we will pleased to do so for a reasonable fee.

Mr. Camara is living in your house and when he has been there long enough to reimburse him for the repairs made we will then commence collecting rent.

You cannot sell the realty probably, before probating, to any advantage. As regards the City lots we believe that they ought to be fenced in, as your title to neither is perfect, one being only a tax title, and the other still belonging to the original owners in common of New San Diego but we have written heretofore fully about this & on the book of probating

Yours truly

Thomas O'Halloran & Walton.

July 16th 6

Thos. A. Mitchell, Esq. Genl. Agt.
313 California St. S. F. Cal.

Dear Sir:

Yours of 14th inst rec'd.
Regarding item "Additional Premium $5.90." 20022"
it is evidently an error, for, beyond the credit to your account, we can not find any entry on any of our books. Policy # 20022 Ins. Co. of N.A was cancelled and charged and included in a/c account 1st April. So no extra premium could have been incurred on its account. We cannot remember any transaction in which the Ins. Co. of N.A was interested involving an extra premium of ~~that~~ $5.90. We think it should have been placed to the credit of Mutual Life Ins. Co. for we fail to give them credit for a premium of that same amt. The C. F. office called our attention to the omission and we remitted the amt a few days ago.
Please investigate Ingersoll & Glinkscales to pay us back the amt and oblige. Yours truly

Morse-Shaler & Aalton

July 17th 6.

Allan V. Pendleton Esq.
St Louis. Mo.

Dear Sir

Your 10th inst received. Regarding our returns paid in your name, we wrote your brother E. B. Pendleton that we could not do that, having been again for his wife so long, that it would probably be essential to unknown owners for this year, (we have not received no instructions from her,) but that we would promise to report to him the amount of the pay, in case it was not paid before becoming delinquent, and if he would send the money we would then pay and send the pay receipts to him. By send from her husband, she has gone interest in the [illegible] as we understand it, and you have got, Mr. B. Pendleton, and Clara Mr. rest of [illegible] the other [illegible] being Geo. A. Pendleton, Mary Pendleton & Sia Pendleton of [illegible] unknown [illegible]

We do not like the manner Mr. Pendleton has treated us in the case of the Jamacha Ranch property, [illegible] disposed of by him, at a price considerably below what we might

[illegible] for three years past as we have been knocked out of a commission which would have numbered us for the attention given to our interest and the information given from time to time. We have had no formal discharge as the agent — neither have we returned the receipts for the present year.

"I will promise to [illegible] you in [illegible]

[illegible] and of Ohio

does, and perhaps the taxes you send will effect as [illegible] doing so [illegible]

[illegible] if you are correct in regard to the number & location of the [illegible] Bluffs city is advancing. The Ronion lots is worth about $600, [illegible] 32 [illegible] 75 about $150 each, viz in Block [illegible] about $60 each and N. 18 for of R of Tray lots 170 about $250. do not think any of the lots can be sold in effects of their vacation. If there was any question about title of do acres in [illegible] 32 it might be [illegible] $100 per acre and perhaps a little more. We could lots 40 acres more than for $600. title O.K. [illegible] offered $160 for your 80 acres [illegible]

San Diego Nov -
Petition - Yes - in interests signed circa.
The purchase having [illegible]
There will be a long and expensive suit about
this property and the Quieter Title. And
provided you can get and signed by
the heirs and obtain the best [illegible]
[illegible]

If you can concentrate the interests in the City
property, including that of Mrs Punchon, in your
name it would be advisable to do so, as it is more
difficult to sue undivided interests than the
whole. We believe in the future of San Diego
that property from this time on, will continue to ad-
vance in value.

July 19th 6.

Mr B. Amick & Co
Cedarville.

Gen Sir.

Your Bank notes, We have returned purchase money, and the trade is off. We enclose check for balance which can be made

Yours &c
[illegible]

July 20th 6

W. H. Ogden, Esq.
Ch. Bajom Cal.

Dear Sir:

Enclosed herewith please find our check for $11.00 in full of items collected for July. We hand your Bon $11.00 a few days ago.

Yours truly
[illegible]

July 21st 6

Liverpool & London & Globe Ins. Co.
San Francisco Cal.

Gentlemen:

Yours of 17th inst. inclosing your statement and ours showing an apparent balance of £49.67. and inclosing postal order for that amount & co. You have also, in your statement, included as a charge against us, an extra premium * 101653 Ins. Co. Not included in 1st Additional prem. £60.00

Commission 15%	£9.00
Postage for Day Statement	1.34
Balance of Bal (?)	£49.66
	60.00

We have [illegible] your Postal Order for £49.67, if you find we are still in error for that amount send it back to us and we will call it square.

Yours truly
[illegible] Wakeley & Collins

I. E. H. Morse for. Messrs. Morse, Whaley & Dalton do hereby authorize the Pacific Coast Land Bureau and Messrs. Morse, Whaley & Dalton, Real Estate Brokers in the City of San Diego to sell for me and on my account the South half and the North West quarter of Section Eleven Hundred & Fifty Pueblo Block of San Diego on the following terms and conditions, to wit: 1st to return to E. H. Morse the sum of Eighteen thousand Dollars, 1/3 to be paid in September, 1/3 to be paid in November and the balance in January 1857. all excess that may be received by the extra exertions of the two firms of the second part shall be divided equally between the two firms of the second part. The Pacific Coast Land Bureau to pay all expenses of every nature connected with the sale, either private or at Auction. (except the teams of Morse, Whaley & Dalton) shall be paid by said Pacific Coast Land Bureau for which said Pacific Coast Land Bureau shall first deduct one seventh

of the sales and profits in compensation in full for such expenses, and the balance to be equally divided between said two firms of the second part.
Terms of sale shall be one quarter cash balance on mortgage, one, two & three years 10 per cent and all monies and mortgages as received to be paid to E. W. Morse till full amount of Eighteen Thousand Dollars has been turned over. Allowing the Pacific Coast Land Bureau to retain five per cent ~~for~~ expenses. all commission due ~~to~~ other agents for selling ~~[illegible]~~ shall be paid by the Pacific Coast Land Bureau on expenses.
Witness

I hereby acknowledge that the property deeded to me this 21st day of July 1856 by Victoria P. de Magis, is held in trust by me for the following purposes: To sell said property and to pay from the proceeds of such sale or sales the principal and interest of a note of Five thousand dollars, executed by the said Victoria P. de Magis to Bryant Howard this day, and the interest and renewal as just as possible of a certain note of Three thousand dollars executed by said Victoria P. de Magis in favor of Bryant Howard - said note being secured by mortgage on real estate

Witness

C. W. [illegible]
Dear Sir.

San Diego. July. 23/56

We have been at considerable trouble in negotiating redemption of [illegible] from Rowland, and would like to have you remit money to close the matter, as Rowland [illegible] some [illegible] to meet proposition [illegible]

Rec'd [illegible] San Diego. Cal.
July. 23. 56

Yours of blank date rec'd.

We have attended returning all of your property including the 50 [illegible] the Assessor, unless the property [illegible] Your brother [illegible] follows whaling [illegible]

July 26 6

[illegible] C. Bennett

Dear Sir

We have sold property belonging to [illegible] Pogan again from you have a [illegible] in [illegible] which is [illegible] the same [illegible] of Record. When you have come in [illegible] [illegible]

Yours [illegible]

July [illegible] 6

Mr. J. A. Robinson

Los Angeles, Cal.

Dear Nelson:

Your sister, Mrs. Maggie, informs us that you have consented to sell one of your lots in Chinatown Addition for her account, and [illegible] to attend to the matter. Before offering the property we would like to have your authority [illegible] and which particular one [illegible] off, when we are prepared to sell we will [illegible] price, and send blank deed [illegible] instruction to pay over proceeds [illegible].

[illegible] We think we can [illegible] Please let us hear from you.

We remain as ever [illegible]

[illegible]

July 27th 6.

Revd Sidney Wilbur,
Albion, N.Y.

Dear Sir,

We have for some time past been endeavoring to sell Mrs Beck's 10 acres, National Ranch, to net $1200, but find it impossible to do so. May be in the course of a few months, when things change for the better, as we expect at that end of the line they will, we may be able to sell at her p[illegible] and if she is not anxious to sell, we would advise her to wait.

The City and County generally, are improving but at National City and round about there has been no material improvement.

It is so long since we wrote we did not know but what you might think we were neglecting your business. Trusting we [illegible] to your satisfaction

Yours truly,

[illegible]

We may as well state that the 10 acres is not a desirable piece, being very rough. [illegible] seen it otherwise. [illegible] land it might have been sold [illegible]

July 27th 86.

Genl W. W. Brown. U. S. A.
2026 G St. Washington. D. C.

Dear Sir.

Your favor of inst duly received. We have decided our course in order to get some information from you. We shall write to-morrow at such from the City. We designate the location of the block at Sta Plaza in which your two lots are situated, on the reverse this sheet.

Genl Emory has property in Middletown, which is fast appreciating in value. We are constantly making calls in that part of the City and if he will furnish us a list of his property we will either make him an offer for his remaining interest or be pleased to select for him an opportunity offers. Comparing the returns to the assessor for this year, with last year, we find that nearly all of the lots marked to the City, the most valuable we find [illegible]

We shall be pleased to hear from you or Genl Emory in regard to this matter. [illegible]

[illegible]

July 8th 6.

Mrs J. W. Wolfstein.
Los Angeles. Cal,

Dear Madam.

We wrote you yesterday for authority to sell one of your lots, for account of Mrs Magee. She is going away to day, and, as she was anxious for us to make the sale, we have done so, subject to your approval. We enclose a letter to you from Mrs Magee explaining matters, and if all right please sign and acknowledge the within deed before a notary and return same to us, with instructions to pay over the proceeds of sale to her. The deed is for Lot 7 in Block 779 for $26 and for $1300.

Yours truly,
[illegible]

July [illegible] 6

Geo. [illegible] Moore, Esq.
Sonoma, Cal.

Dear Sir:

[illegible] you that there has been a material [illegible] coal [illegible] here, including [illegible] Ranges. [illegible] this to anticipate some of the [illegible] which may be [illegible] to write to you [illegible] they may [illegible] up a [illegible].

Nos G – 75 [illegible] 1000 to 1100.
I – 77 [illegible] 1100 . 1300.
F – 75 [illegible] 500 . 1000.

[illegible] you [illegible], the others [illegible] roughly [illegible] particular [illegible] the [illegible] of coal. [illegible]

[illegible]

Yours truly,

Moore, Whaley & Walton.

July 20th

Com. [illegible]

[illegible]

[illegible]

San Diego Co. Cal.

[illegible]

[illegible] examination of title to lot "F" Block [illegible] [illegible] [illegible] [illegible] you note a tax [illegible] against [illegible] obtained during the minority of the owner, and thought [illegible] questionable. [illegible] [illegible] 50 [illegible] [illegible] [illegible] [illegible].

[illegible] [illegible] will clear up the Need [illegible]

[illegible]

Yours, Thaley D. Dillon

July 30th 6

J. [illegible]

[illegible]

[illegible]:

[illegible] know what you intend [illegible] If you want [illegible] Rink [illegible] know. and come in [illegible] June 1st 1886. [illegible]

[illegible]

San Diego Col.
[illegible] July 30. 1886

[illegible] in [illegible] Rink of [illegible] 15 [illegible]

[illegible]

San Diego Cal
[illegible] 1886

[illegible] two months [illegible]

[illegible]

July 30th 1886

[illegible] 150 [illegible]

[illegible]

July 30th 6

Orrell Cushing, Esq.
President Pacific Land Bureau
San Francisco Cal.

Dear Sir:

[illegible] to all advertisements, circulars, etc. for the sale of 170 acres in Pueblo Lot 1150 on Vineg. That we made [illegible] in selling the lots.

Our team [illegible] geometrical progression.

Yours [illegible]
Morse, Whaley & Dalton,

July 31st 6.

Dear C. Atkinson Esq.

Chief Territorial Commissioner

Okanagan, Okanagan, B.C.

Dear [illegible]

[illegible] ago. Cat 10. [illegible] you wrote me [illegible] Hoo[illegible] one his [illegible]

[illegible] N.W. [illegible] people. [illegible] Hoop[illegible] child.)

[illegible] Hoo[illegible]

[illegible] and [illegible] trop[illegible] with [illegible] and with know that [illegible] for you [illegible] Hoo[illegible] stamp the matter. [illegible] Hopeful [illegible]

[illegible]

[illegible] and agree to the whole, as you wrote. You
thought you would return to [illegible] via San
Diego, but should you [illegible] coming [illegible] we
will carry out your instructions.
Everything is on the boat [illegible], so we see nothing
by waiting.

Yours, [illegible] & [illegible]

July 31st 6.

C. Yore Esq.
San Francisco. Cal.

Dear Sir:

[illegible] Jany 3 35, when John E. Mason Civil Engineer 306 Pine St. S.F. was here, he authorized me to file [illegible] entries in the following Pueblo lands:

Lot	255	170 acres
"	259	85 "
"	260	80 "
"	262	80 "
"	285	10 "
"	286	10 "
"	278	10 "
"	313	10 "
"	316	10 "
"	298	5 "
"	309	5 "
"	302	5 "
		853 acres
[illegible]		176½ "

[illegible] the Pueblo was $25 Cash. per acre; or, $30 per acre $15 Cash & [illegible]

One day last we wrote to Mr Mason for the address of the Dixie heirs, and as to price of his interest. He answered that he thought Mr. Dixie resided in Washington but that you could inform us, that, he intended to come down here this fall, and that, if we had an offer for his undivided interest, to communicate with him. Owing to his interest being undivided, we are unable to get any offer for it.

Our object in writing to you is, if you have leisure, to call upon Mr. Mason, to see if he will commence partition suit if we have his interest sold at auction to him. We believe he can then sell it to advantage. Or, if he can get the Dixie heirs to probate he might join them in making sale. If Mr. Mason does not wish to do anything, you please ask him the price he would sell for his interest. We think balance payable 1/4 in one, 1/4 in two, 1/4 in three years. We might be willing to pay the costs when there terms, and then employ you to bring suit for partition unless offering it for sale

Yours, Whaley & Dalton

Guay 31/86. 5 pm

Your telegram received. We more think, on your return trip, you had better see the Bandinis, and negociate for their interests which is in better shape now that Kelly has sold to them.

Yours re
Morse Thaly & Walker.

To Mr A. Lee Esq
Grand Hotel

[illegible]

[illegible]

[illegible]

Aug. 2nd [illegible] 6

J. Chauncey Hayes, Esq.
Oceanside. Cal.

Dear Sir:

Mrs. Anna [illegible] Brewster, the owner of N½ of S.E¼ and S.E¼ of N.E¼ of Section [illegible] 9 [illegible] R. 3. W. 160 acres [illegible] we would like you [illegible] allow you a commission in case of making sale. The land [illegible] from the R.R. [illegible] [illegible] good for raising grape [illegible] [illegible] all around [illegible] [illegible] and [illegible] The price is [illegible]. may be good and could get it.

Yours Truly

[illegible]

San Diego. August 2nd 6

John H. Snyder, Esq.,
Dear Sir,

We have sold for our My Morse, the N½ Lot E Block 128.

The party purchasing would like to buy the 1/3 of the same lot belonging to you.

Will you please, on your return to the City call upon us in regard to the matter and oblige

Yours Truly
[illegible]

San Diego, Aug 6 84

Mrs Victoria P. de Mirabel,
St Mary's Hospital, Dr Bryant
San Francisco, Cal.

Dear Madam,

We enclosed, on the 28th ult. the deed, with your letter to your Sister, Mrs Wolfskill. We have not received the deed on hand from her yet.
Will you write to her again and request her to send it without delay as we wish to fix up matters.
We hope you arrived safely and that you are improving in health.
Mrs Shaley and her daughter Lizzy will leave here next Steamer proceeding to Send several weeks at San Francisco & they will be pleased to see you & you —

Yours truly
Chas. Shaley & Daughter

San Diego Aug 4th 1.

Mr. Victoria P. de Arnaz
St Marys Hospital. S. F.

Dear Madam,

Since writing yesterday we have received the deed from your sister Mrs Yorkshire. We have ordered abstract and if title is O.K. as we believe, the money will be paid immediately.

Mrs Yorkshire wishes us to send $10. to her and to pay balance, less our commission and abstract, to you.

After paying Mercantile Co, Llewellyn, Chase, Horsford and Mrs Allanmand, now we expect balance to your order. Please let us hear.

Yours Truly
[illegible]

San Diego, Aug 4th 6.

Wm Kelaney,
711 - 19th St. Oakland, Cal

Dear Sir:

Your letter received. There is a considerable grade on Lots E & F, cor 4th and 'A' St, from 10 to 12 ft. which may not be so much disadvantage in case we wanted. There would be no chance to have the lots filled in, except paying for it, as they are hauling dirt some considerable distance for the grading of 4th Street. It would be long before the street is completed.

The lowest that whichever you decide to sell you will let us know and we will get the best obtainable price. We wish to make our commission be reimbursed for past trouble & information. Of course we expect provided we apply direct to you & both of us interested, we stop selling you will likely save money. The terms the property is worth to any believer $3000 and $4000

Yours truly,
Mrs. Whatley & Dalton

$3.850.

August 6th 6

M. S. Dean Esq.

Bridgenorth, Province Ontario. N. C.

Dear Sir.

There has been a decided improvement in real estate values since last writing January 2 1885, and lot I. Block 10 might be sold now to advantage, but before offering it will be necessary to probate, and in connection therewith we refer you to our letter Dec 30th 1881. The lot could probably be sold, at present for $800 to $1000. Should you wish to commence probate proceedings, send the necessary papers and cash for $100 and we will attend to the matter for you. We think the costs of probating would be about $75. and we said there $225. for our fee in attending to the matter for you, which we will do as reasonably as possible, and then please let us know, before the market, in case you wish to sell, and in case of sale, our commission will be 5%

Yours truly,

Frost, Wilson & Slater

Capt

Aug 6 6

Dr Sir

We have turned over to Capt McDonald on yr acct Eight hundred and fifty five dollars leaving on a safe note made for yr acct, the one hundred dollars you left in our hands

Very truly etc
Morse Whaley & Dalton

August 25 6

L. A. Cornish Esq
Ventura, Cal.

Dear Sir:

We have sold your lot 6, 7 & 8 Block 6 Colonia Addition for $800 to Arthur E. Mason, for which we enclose you blank deed which please execute before a Notary, and return to us with instructions as to what to do with the money.

Yours truly

Aug 7th 6

S. H. Hellman Esq
Los Angeles

Dear Sir

We enclose you herewith our Sales Ma check to cover sale of lot Due Blk 35 H.T.

The Title Guarantee Co. sent an extra abstract which we furnished & return you the one sent for future use.

We examined the remainder of the property & find it well located but Edwards - left a price on it as values change almost daily.

Very Truly yours

[illegible]

[illegible] for the building [illegible] each [illegible]

including [illegible]

He sold the [illegible] at $[illegible] and the [illegible] at $[illegible]

The sizes of the sheep houses are 15×36 – 20×36 14×24 and a shed addition 12×12, containing 2 rooms, all very filthy and uninviting.

The goat [illegible] 6×22 containing six rooms.

The lot in Sherman's addition of course with all other [illegible] the house and [illegible] in value.

[illegible] E. H. Moore

J. H. Sullivan Esq.
Los Angeles

Aug 7th

Dear Sir

Please find herewith a/c sales
in chk to cover sale of lot one blk 35 Middle-
town for
Mr Ste
we forwa
Signed
Granted
remainde
Im fully
It might
confer at
Mr Cowie
257 wor
White in
purchasing
dollars
the 5 acre

POOR ORIGINAL

BEST COPY

POSSIBLE

trust which
for sent.
Lina accom-
avenue the
fully & advise
f
ive the matter
tional 257
hundred dollars
Valley in Cow
ty three hundred
at a rate
Very truly etc
Morse Wells & Co

O H Spillman Esq
Los Angeles

Aug 7th

Dear Sir

Please find herewith a Sale we click to cover sale of lot one block 35 Middletown for Five hundred & eighty dollars.
Mr Atwood required an extra abstract which we furnished & return for the one sent.
Signed you will find one of our forms accompanied by Mr Ryan will examine the remainder of the property critically & advise you fully as to its value.
It might take a day or more to give the matter proper attention.
We consider Lot Middletown Fractional 251 & 257 worth from nine to twelve hundred dollars while extra good land in Sunshine Valley in close proximity to city will bring from sixty to one hundred dollars per acre.
The Sheriff sales will come off in a few days at most & [illegible] prices.

Very truly yours
[illegible]

August 7th 6.

Mrs E. P. de Wolfskill.
Los Angeles. Cal.

Dear Madam.

We enclose Statement of Sale of Lot I. Block 26/479, Nuevo San Diego, sold under your instruction, for the benefit of your sister, Mrs Magee. We also enclose draft payable to your order for $100. The other money disbursed was mostly upon orders and at the personal request of Mrs Magee, for which we have the bills. The statement shows a balance in our hands of $264.76 yours

We regret the sudden demise of Mrs Magee, and deeply sympathize with the family in their great affliction.

August 7th 6

Mrs E. P. de Wolfskill. (benefit of Mrs. N. P. de Magee)
In a/c with Morse Wheeler & Nelson

Aug	6	By Cash from A. O. Platt for sale of lot I block 26 N.S.D.		1300
Aug	6	To Abstract	15	
	6	Commission 1300 @ 5%	65	
	6	Draft favor Mrs. E. P. de Wolfskill	100	
	7	Cash pd. Breyant Howard	522	
	"	Merchants Co	150 89	
	"	Llewellyn	82 75	
		Chase	9 60	
	"	Isabel A. de Altamarano	100	
		Balance in hand	264 76	
			1300 00	1300 00

San Diego, Cal. Aug. 9th 1856

N. Cleveland Esq

In ac. with Moses Khaley & Nattery

May	29	To Balance, as per ac. Rendered	90
June	14	By Cash from King to June 16	30
		(King vacated July 3rd office vacant to date)	
July	13	Cash from P. J. Cappa. Rent office to Aug 13th	30
	22	King for Rent office to July 3rd	17
May	29	To insurance Chemical Works	2440
July	13	Fee. New tenant for office	2
Aug	9	Commission 147 @ 5%	7 35
	9	Balance due you	51 35
			77 00 — 77 00

By balance due now 51 35

Aug 9th 6

N. Cleveland Esq
7th Spring St. Portland, Me.

Dear Sir:

Yours of August 2nd received. We enclose statement which will give all the information you desire about the office on 6th St.

We will notify Mr. Cappa, the present tenant, to vacate Nov. 1.

The town is booming, have no time to write lengthy letters.

We send you some papers.

Yours truly
Moses Khaley & Co

Aug 9th 6

Wm Keith, Esq.
Los Angeles, Cal.

Dear Sir:

Can you inform us of the present address of J. H. Gifford, picture dealer. When here in March 1885 we loaned him some money on pictures &c. and therefore wish to write to him if we can get his address.

Please answer and oblige,

Yours truly,
Morse Whalen & Walton

San Diego, Cal. Aug. 9th 1886

N. B. Armer, Esq.
Oceanside Cal.

Dear Sir: Yours of 8th inst received. We sold your lots 6, 7 & 8, Blk 6, Dalkeith Addition for $1800. the price named by you, to Arthur E. Mason and received from him a deposit of $50. to bind the bargain. He insists upon the deed, and is ready to pay the balance of the purchase money upon the delivery of a good and sufficient deed to the property, free and clear of all incumbrances, according to the terms of a contract signed by us, as your agents. The same as is given in making all sales of real estate.

Your postal says, "nothing less than $1800. will buy the property", and this "$1800." was first written "$1600", We based the sale upon this — consider you bound thereby, and take you will, on receipt of this, send us the deed signed by you.

If you have an abstract, send it along to be brought down to date, otherwise, it will be necessary to have it made for the examination of title.

Yours truly,
Mason, Wolfe & Cattro.

Aug. 9th 6

Miss Anna R. Brewster
New Marsh, N. J.

Dear Madam:

We are making every effort to sell your ranch but the run is almost entirely on City property.
Those wishing Country property, generally go into the Country for it and trade direct with the owners.
To facilitate, if possible the sale of your ranch, we have placed it with J. Chauncey Hayes at Delamside, and we shall hope to hear from him all in good time.
We placed the price at $250. and intimated that probably $200 net might buy it
Should you wish to make a speedy and certain sale you might name the lowest figure you are willing to take.

Yours truly
Frank M. Tracy & Co.

San Diego August 10th 6.

John M Kenney Esq.
711 - 19th St.
Oakland Cal.

Dear Sir:

Yours of 7th inst received. Refer the gentleman applying to you on behalf of the Rufo Lumber Co. to us, and in your agents we will give the best obtainable price.

We have lot A Block 11 Heilens Addn worth on book $150 and believe that we can a larger price than is obtained for it at the present time.

We believe with the assured and continued prosperity of San Diego property as well located as yours must continue to increase in value. That we would not sell at a sacrifice. This is a matter for your determination.

We are offered $600 for your lot A Block 15 and consider it a good price for lot in that location selling at from $400 to $450.

Please inform us if you will sell this lot and if

regards to the others.

The grading of Nos 8 & 9 is much much complicated, we judge the bills will be heavy according to the work being done.

Yours truly
Moore, Hale & Dalton.

Aug. 1st 6

N. P. Rowland Esq
National City

Dear Sir:

We have received $60 from Mrs. Bates. The quitclaim deed is ready for you and Michael Bowers to sign. If you will notify him to come with you to our office to sign and execute the same. We will be ready to pay you the money

Yours truly

Aug. 11th 6

Alfred Bowles Esq
Poway San Diego Co. Cal.

Dear Sir:

Will you please pay upon your lot A.B.K & L. Block 216. At present time we have inquiry for two of them and may be able to sell one, if, so you desire.

Please answer soon. and oblige,

Yours truly,
Thos. Haley & Son

San Diego. California
August 11th 1886

O. W. Sales Esq.
Monterey. Cal.

Dear Sir: Yours of 7th inst rec'd inclosing P.C. '60- We have written to Rowland to come with Bowers. to whom he sold one of the lots, to sign quit claim deed and get the money, and when signed will have the same recorded in our district. There is a better chance to sell the 20 acres lot on National City or in the Mission Valley and if you will fix the price, we will try to sell at the present time. Mr. Rice, the owner of property adjoining your land National C. would like to purchase 5 acres of your 20 acres to be taken in a body from either in the center or a strip across the end adjoining him. We think the whole (20 acres) could be sold as a whole at 125 to 150 per acre, and than Mr. Rice would be willing to buy more for the 5 acres required by him. You will please confer with Mr. Wright who is joint in interests with you, and let us know as soon as you can. The price of the 5 acres, out of the 20 acres. Also we would like to know from you the price of the 20 acres in Mission Valley.

We rented 20 of the Unknown tract 30 acres adjoining your land, similar land to yours for $30 per acre. We look for gains in Real Estate all the time and when you come here in the fall, hope still to be able to offer you something upon which you can make quickly. The Coronada Beach Co. are now not offering their lands. but will soon time this fall. They are expending a great deal of money. have R.R. here. made a fine boat, pavilion bath houses. and will soon erect as fine a hotel as any on the Coast. We inclose one of their maps. Yours truly

Morse Whaley & Dallas.

San Diego, Cal. Aug 12. 1886

E. O. Korn, Esq
127 Western Ave. Chicago Ill.

Dear Sir.

Yours of 2nd inst, enclosing deed for Lot K-135, rec'd. We enclose you draft for $800.50/100 payable to your order. Amt due you as shown as follows:

By Cash from David Briant. for lot K-135	$850
To our fee for making Statement and returning your property to Anderson for 1886	2.
" Abstract lot K-135	5.
" Commission $850 @ 5%	42.50
" Draft herewith enclosed	800 50
	850.00 850.00

We would have answered sooner but for delay in procuring abstract and examination of title by purchaser. Legally you are bound for the taxes for this year. Mr. Briant wished us to allow him the amount. We told him we had no authority to do so. that we would have to get your consent which might break the sale. So he concluded not to take the risk.

Please acknowledge the receipt of draft and oblige. Yours truly

Morse, McKaley & Darlow,

San Diego. Cal. Aug. 12th 1880

V. E. Pacheco Esq

In a/c with Morse Whaley & Dalton

1880				
		By sale of Lot H Block 143 Horton addn		20000 00
Aug	10	To Check of E. E. Baker, payable to your order	500 00	
"	11	" Notes. 5000 & 10000. secured by mortgage	15000 00	
"	"	" Commission 5000 @ 5% 15000 @ 2½%	625 00	
"	"	" Our check to balance, to your order	3875 00	
			20000 00	20000 00

[illegible] Kimball.

I understand that
L. Moore and his associates are
willing to keep [illegible] in
the Hallock Tobacco Company. So his
Queen-Consort & myself hope that
you will not sell to any other
parties without [illegible] consulting
us. As you know we have always
looked to Morales would be
safe without our consent in all
[illegible] Sale might be made that
would [illegible] our whole interest
[illegible] would prejudice our interests
[illegible] any body else. [illegible] you take
[illegible] would be detrimental to us and
[illegible] you believe it would not be right
[illegible] please [illegible]
[illegible]

Cash a/c rec'd Jany 19/86. for rents to Dec 31/85.

D. J. Phillips Esq

In ac with Morse Noell & Whaley

1886						
Jany	2	By Cash from Bourbon & Bibb	2		15	
	8	" " " May " "	1		15	
	11	" " " Cook " "	10		7	
	19	" " " Moore " "	17		10	
	21	To " Pub. Union &	2	3		
	29	" " City taxes		38 02		
	29	" Comp. in collection		50		
	29	" " Rent @ 5%		2		
Feby	18	" Balance transferred to M. W. & N.		348		
				47 00	47 00	

Morse Noell & Whaley

moved

moved.

moved

moved.

Amount Carried forward £ 360 .. 3

1886 July	3	By	Amount brought		
.	13	.	Dues from Mrs. Moore to June 13		13
.	15	.	. . Dohm . Aug 15		20
Aug	2	.	. . May . Oct 1		20
.	2	.	. . Buckwt . . 1		18

1886	10	To	Cash insurance to Jan. 22. 1887	12 90	
June	15	.	. for Subscription Union to Aug 31	1 50	
Aug	11	.	Commission renting house next Lincoln Avenue	10 00	
.	.	"	" on collections 1887. 5% on $ 32	16 25	
.	.	.	. surfce allowing for grading and blacktimning sidewalks	4	
.	.	.	Balance	1356 23	
				1431 48	1431 48

Aug	12	By	Balance		1356 23
		To	Acknowledging deed to Brown	50	
Bills due to be paid when		.	Cash on hand on hand bill and claims	199 17	
			K-43 - 195 from 50 K1 195.K1		
			L-95 195 . . 276 108.76		
		.	Grading sidewalk K-43	425	
		.	. . L-95	350	
			1/2 cost of grading K-43 : 95 x 1.50 = 142.50 and 1/2 50 x 1.50 = 75		
		To	1/3 of $43 Rents for August 1886	80	
		.	Our check to your order	199 01	
				436 43	436 43

Mrs. Whaley

San Diego Cal. August 13th 1886

P. O'Neil Esq
North San Diego Cal

Dear Sir:

Mr Ross says he will not rent house for less than $7.50 per month, for 6 months, and Mrs Dimbson can have it for that, to vacate upon 30 days notice in case of sale. Pls have some to the office to conclude agreement and get the Keys.
His lowest price for the "Pear Garden" property is $1500.
In case of making sale through you we will allow you one third commission.

Yours truly
[illegible]

San Diego. Cal.
Aug. 13th 1886

Jas. McNamara Esq
Dear Sir.

Please call and settle rent of Puddo house.
and oblige.

Yours truly
[illegible]

San Diego August 13th 1856.

N. A. Conisek Esq
Oceanside Cal.

Dear Sir:

Mr Chason reluctantly consents to the terms of your letter of the 5th inst. & he will pay us the commission. Then telling you 1500.00.

So send the deed along without further delay.

Yours truly,

Yours Chaley & Dalton

N. Conisland Esq.
Dear Sir:

San Diego Aug. 13/56
Have posted of 6th inst. received the deed, about the office to
[illegible] office. We modified
the [illegible] to [illegible] forwarded [illegible]
[illegible] deed. Thinks there will
[illegible] no [illegible] the 20th possession
[illegible] time. [illegible] and your [illegible]
[illegible] Yours [illegible]

Aug 18th 6

Rand McNally & Co
166 Monroe St. Chicago Ill.

Dear Sirs:

We received yesterday 50 "Southern California Guide" with bills for advertising $50 and Expressage 1.30. Enclosed please find draft for the amount $51.30. Receipt bills and return to

Yours truly

August 18th 6

Geo. A. Archer Esq
c/o A. A. Low & Bros. 31 Darling Slip. N.Y.

Dear Sir:

We were thinking that some of the "Smart Alecks" about town engaged in the real estate business might make offers to your property which you might be induced to take, and therefore write to inform you that your lots E&F block 100, are worth at least $3000. and E&F-90 are not less than this sum. Should anybody write to you, please inform them, when you are ready to sell, you will offer them through us, your agents, and, in consideration of the commission which we shall expect to make we will keep you thoroughly posted in regards to the value of the lots, whenever you require it.

With regards, we remain,

Yours, &c.

Lewis Frazier & Sullivan

August 18th 6

Capt. A. C. Wintermute

Dear Sir:

We

heard you

must have

We

and ask

town and re-

you

of July 30th

August 18th 6

Capt A. C. Wentworth
Mount Pleasant Cal.

Dear Sir:

We noticed your arrival in town, and expected you to call and see us but presume you must have forgotten to do so.

We would like your [illegible] to our table of July 30th and ask you to please answer each room.

[illegible]

J. H. Hellman Esq
Los Angeles

Aug 16th 6

Dr Sir

We have given the matter of the Value of Yr. lands Careful attention after a thorough examination of the same -
We consider the foregoing prices fair & think we can realize these figures for Yrs -
32½ acres by Russian $80.00 pr acre
6 " Pueblo lot 29 $20.00 " "
13 lots in Middletown $150.00 each -
About 25 acres of the Russian land is as fine as can be found in the County & we are satisfied that you can soon realize one hundred dollars pr - acre as such land is more to Healthy -
We enclose yrs our bill for services -

Aug 16th Yours etc
[illegible]

J. H. Hillman

Aug 16 To time examining land & fixing price 25
" bill of Ruhn 15
" Buggy & horse [illegible]

Aug. 16th 6

N. M. Stockman, Esq.
Napa City, Cal.

Dear Sir:

Yours of 13th inst. rec'd. Your description of the property - Lots 10, 11 & 12, Block 333 - N. A. Survey - was rather vague, there being no such Survey or Addition, but we have succeeded in locating it, being in Choate's Subdivision of the Earle & Pueblo Lot 115 &c. You will find the marked in blue, Block 33H, should be 333, and that marked 332, should be 33H. The lots you are on the north side of the block, about in away; Number 1 being on the S. E. Corner, and No. 12 on the N. W. Corner, No. 25 on the S. W. Corner, and No. 48 on the N. E. Corner. The lots are worth from 100. to 150. We believe that the [illegible] is increasing in value with the [illegible] increase of immigration.

Yours Truly,
Thos. Worley & Co.

San Diego August 19th 6.

Judge W. H. Ogden
El Cajon,

Dear Sir,

Please find enclosed our check, $22.50, balance due for August bill on Sunnyside.

Yours Truly,
Mem. Hosp. & Sanitarium.

Aug 18th 6

T. C. Hanson, Esq.
San Jose, Cal

Dear Sir:

Yours of July 27th rec'd. We have had no opportunity to see your Pueblo lot 291, 5 acres, in Treasota Valley without going personally, and that would require two days of our time. Judging from the location on the map, we think it good farming land. It is not occupied by any one, and at the present time it would hardly be possible to rent it for landlord's share and people refusing to pay rent when they cultivate. Your piece is entirely surrounded by Rail Road lands, which have not yet been sold when the market. There are three, and possibly four, pieces cultivated within a range of 3 or 4 miles of your piece. A Mr. Fitzgerald, 3 years ago, from R.R. Co. rented 160 acres, has 8 acres cultivated, and a house upon it. If your piece is good land, we presume, if there was a demand for it, it might be sold for $50. an acre. It is assessed for unknown owners for this year. If you wish us to return it to the Office, notify you of the amount of the taxes when due, pay the same, and deduct from the receipts. We will do so for a fee of $2.00 per annum.

Yours Truly,

Pacific Coast Land Office.

Aug. 19th

I M Hellman Esq
Los Angeles
Dr Sir

We enclose you herewith our bill receipted.
We have offered Mr. Thistlewaite lots in Middleton at $150.00 ea. and if they do not sell within one week's time we shall raise them to $200.00.
Being located directly on the railroad they are not considered valuable.
We shall obtain the top price at the time we sell them.
Would advise you to hold on to the Mission land for a little while longer.

Very Truly etc
Morse Whitley & Dalton

[illegible]

Aug. 20th 1906

E. M. Hillman Esq.
Los Angeles Cal.

Dear Sir:

We have sold your Rockwood Stocks 251 and 257 and Right of Way Tohtseg for 19500.00 Please send us your Abstracts for the purchaser to examine. and oblige,

Yours truly
Morse, Whaley & Co.

[illegible]
[illegible] 1890.

Alex [illegible] Fraser Esq.
101 [illegible] [illegible] York

Dear Sir:-

In order to carry into [illegible] your wishes I commenced as speedily as [illegible] an ejectment suit against [illegible] [illegible] in the [illegible] "C" Block 757 and [illegible] the [illegible] the balance [illegible] [illegible] [illegible] [illegible] [illegible], I [illegible] the [illegible], [illegible] a copy of [illegible] [illegible] [illegible], [illegible] [illegible] [illegible], tax receipts [illegible], [illegible] [illegible] your Power of Attorney [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible].

[illegible] have not heard [illegible] you [illegible], [illegible].

[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] and [illegible] [illegible] [illegible] [illegible] [illegible] and against [illegible] [illegible] [illegible] of the same lot. [illegible] [illegible] [illegible] [illegible] "U. S. B." [illegible] [illegible] [illegible], [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] to obtain him had [illegible] in [illegible] and the respective interests of each.)
It will be necessary to furnish authenticated copies of the Will of said estate proved by the attestation of the Clerk together with a Certificate of the judge that he has [illegible] making the attestation to the Clerk of the Court. In other words, whatever papers may be necessary for the purpose of instituting Probate proceedings in this County & State.
We think the offer made a very fair one, considering the advising litigation necessary to perfect the title, and if couple in will be money in hand for the Estate, save the trouble expense and uncertainty of an ejectment suit which are not always decided upon the strictest terms of justice.
You will please advise which you will do, whether sell, or commence proceedings, and let us know your determination and if the latter, lose no further time in forwarding the papers required.
No cash will be required to return the lawyer

Respectfully Whaley & Baker

P. S. If the three lots were free and clear of all encumbrances they might be sold to day for about four thousand five hundred dollars.
W. & B.

San Diego Cal. Aug. 30th 1886.

Geo. F. Hoopes Esq.
Sonoma. Cal.

Dear Sir:-

Geo. W. Prink General manager of the Pacific Coast Land Bureau, informs us that he saw you recently, and that you referred him to us respecting your New San Diego property. He makes the following proposition:-

"To sell lot 'G' in Block 75R, lot 'I' in Block 77S, and lot 'F' (except Right of way) in Block 78R, upon the following basis:- You to receive the highest estimate of values named in our letter to you July 20th (respectively $700. $500. and $1000.) making a total of $2500, and any excess, obtained in sales over this after deducting commission to us and other expenses, to be divided equally between you and the Pacific Coast Land Bureau."

If this proposition is accepted, we would suggest, for your protection, that you direct us to fix the price, and decide upon the time of sale, to be made between now and the first day of January, 1887.

Regarding the tide and water lots this will be a matter for future consideration.

Yours truly.
Morse, Whaley & Dalton.

San Diego. Cal. Aug. 20th 1886

Wm. O. Bentley Esq.
Ist Kensington St. Baltimore. Md.

Dear Sir:

I inclose you an abstract showing chain of title to Lot 6. Block 26. New San Diego. belonging to Mr Hendricks & which he wishes to perfect title.

I hope this will be sufficient for you to advise your client. Mrs. Woodville, to sign the quit claim deed heretofore sent you.

Please return the abstract, it being the particular property of Mr. Hendrick.

Yours truly.

Aug 21st 6

I M Hellman Esq
Los Angeles
Dr Sir

Enclosed we hand you deed for blocks (Tract) 251 & 257 & R of way lot 149 which we have sold to H. G. Wasson. We have considerable call for Irvine lands but would not advise you to offer your tract there just at this time.

When we see a good chance to sell at the top market price we will take pleasure in advising you.

Very Truly etc
Moree Wheeler & Dutton

Mrs. Margaret Carr
[illegible] Fernandina Florida
Dear Madam,

We have at last sold the Vinson Valley lot (N. ½ of 1108) belonging to the estate of your father for the sum of 2666 67/100.

The money will be paid over upon the delivery of a deed from all the heirs although the regular Probate proceedings must go on. These proceedings will take [illegible] less than five (5) months to close the matter up but there will be no expense to the estate as to Mrs. Hudson and fifty dollars.

The deed was signed to day by Mrs. Anderson Kate and Jennie, (James and the others will sign as soon as they come in town).

We send you herewith the same deed, which please sign and acknowledge before a Notary Public, [illegible], as all grantors

interested desire to close up the matter as soon as possible.
Please return same in registered letter.
We enclose form for the Notary's acknowledgment.

Yours Truly,
E. M. Morse
for Morse Whaley & Colton

Aug 20th 6.

Miguel A. Aguirre Esq
San Bergonia.
San Bernardino Co. Cal.

Dear Sir:

Lot F. Block 761 claimed by your wife, was sold by the Sheriff to Geo. B. Hensley for State and County taxes 1871 under judgment rendered in suit "People vs. Phillip J. Weil and said Estate", and deed given for the same to said Geo. B. Hensley. Hensley deeded the property to Capt. A. G. Wentworth, the present holder.

These tax sales are considered good provided all formalities are complied with, and, in any event are clouds upon title which should be removed.

The Captain is willing to quitclaim the property to you for $250. Should you wish to purchase, or, he will pay $500 for your wifes grandeed to the property.

We would recommend you to accept one of the other of these propositions and hope to hear from you in regard to the matter at your earliest convenience.

Yours truly

August 23rd '6

Hugh Magee Esq.
Palatine

Dear Sir:

We are instructed by Mrs. Wolfskill to pay the balance of the money to you. and whenever you come to town and receipt for same we will do so.

Yours truly,
Mrs. [illegible]

Aug. 20th 6

W. H. B. Bethwell Esq.
Napa. Cal

Dear Sir:-

We write to ask if you will exchange the South ½ of Lot "C" for North ½ of Lot "C".
If you agree to this we will lease the North ½ of Lot "C" for 10 dollars per month for the term of 5 years, and move our house (now on the South ½ of Lot "C") on to it. This will bring our half lots together, and enable us to put up a good two or three story brick building, which will increase the value of your ½ lot, so that it will be worth considerable more at the end of 5 years than at present.
Should you not agree to the above proposition, we believe it will be best to sell our ½ lot north of yours.

Yours truly
Thos. O'Malley & Dalton.

August 2nd 6

A. Kleveland Esq.

47 Broad St. N.Y.

Dear Sir:

Your favor of 17th inst rec'd. Agreeable with your instructions we have paid Mr. Wadham 2½% the amount of his bill for advertising in Sept 1st and also herewith enclose you draft for $35.00

We are pleased to know that you will be down with us again, and we are sure you will be surprised at the wonderful progress our town has made during your absence.

Everything is in the boom, even to insurance rates which you noticed.

Yours truly

[illegible]

San Diego Cal. Aug. 25th 1886

J. Chauncey Hayes Esq
Oceanside Cal.

Dear Sir:

We are in receipt of a letter from Anna R. Brewster in which she writes: "On recent of an early sale, I would take eighteen hundred dollars for the Willicks property. At any rate I would like to know in case any offer was made".

As the young lady is anxious to sell, we trust you will make extraordinary effort in the matter and report to us.

Yours truly,

Morse [illegible]

San Diego, California.
August 26th 1886.

Mrs. Louisa Geiger,
Los Angeles, Cal.

Dear Madam:—

We prepared the deed expecting you would return to sign it yesterday. We learn that you returned home this morning, therefore inclose it to you. When signed and acknowledged by you and your two daughters at home, please send it to your daughter, Mrs Rine Mary McCaffery, at Pomeroy, to sign and acknowledge, with the request to forward it directly to us, when we will procure the money, and remit to you, according to understanding between us.

We will attend to hunting up the other property and inform you as soon as we learn something definite.

Yours truly,
Hunsaker & Wallace

San Diego California

Aug. 26th 6

Geo. Gibson Esq

709 - 4th Ave. Detroit. Mich

Dear Sir:

We send you some printed matter at the request of J. K. Mulkey, Agent of the Daily Graphic. He says the Special California Edition of the Daily Graphic will soon appear when we will send you one or more copies. Should you or your friends be induced to come to San Diego, do not fail to call upon us.

Yours truly

Mrs. Mulkey & Sons

San Diego Cal. Aug. [illegible]

C. A. Yates, Esq.
Monterey, Cal.

Dear Sir:- [illegible] Yours of the 22nd inst rec'd. Rowland has taken the deed to get Bowers to sign. He is at El Cajon. We expect to hear from him again in course of a few days, and then be able to settle up the matter. Both are interesting at National, and suppose yours are worth $250 each. Should you wish to sell, let us know, and we will do the best we can.

We wrote you the 11th inst. and are surprised that you did not answer, if you received it. We wrote about 80 acres near National, and 80 acres in Mission Valley — that if you would fix the price, we would try to sell. That at the present time, Mr. Rice, the owner of property adjoining yours near National, wanted like to purchase 5 acres of your 80 acres, to be taken in a block from either of the corners, or a strip across the end adjoining him. — That we thought the property (80 acres) could be sold as a whole for $125 to $150 per acre, and that Mr. Rice would be willing to pay more for the 5 acres required by him — And for you to consult Mr. Wright, who is

jointly interested with you, and to let us know as soon as you could the price of the 5 acres, and of the 20 acres - also the price of the 20 acres in Mission Valley, — that we had recently sold the Anderson tract adjoining and similar to yours, at $30 per acre.

You have always written that it was your desire to sell your property, and our effort has been to get you to fix the prices. We have written the impossibility to get offers unless sell without your doing so; and, now that the time has arrived when property may be sold, perhaps you will determine upon the prices and let us know, if you expect us to do anything.

These are busy times. We would like to serve you if we can, but it does not pay to write long and frequent letters, unless we can see there is some profit to be derived.

We would like to know if you are ready to redeem the 10 acres in 1888, sold to the State for taxes some years ago.

Yours truly,

Morse, Whaley & Dolton

August 26th 6

J. M. Hellman Esq.
Los Angeles, Cal.

Dear Sir:

We herewith enclose you account of Sale of Blocks 251 and 257, and Right of Way to Wm. Middletown, also draft endorsed to your order for $850.00 to balance.

Please acknowledge receipt and oblige

Yours truly,
Morse, Whaley & Dalton.

San Diego. Aug. 26th 1886.

Messrs. Jonathan Adams
National City.

Dear Sirs:—

Please inform us what are lots 8.10.11.16 & 17 Blk. 118, and lots 21 & 22 Block 1, National City, are worth?

Yours truly.
Morse, Whaley & Dalton.

San Diego. Cal. Aug. 26th 1886

Miss Anna R. Brewster.
New Market N. J.

Dear Madam:-

Yours of 19th inst rec'd. We have notified J. Chauncey Hayes, Real Estate Agent at Oceanside, of the reduction to $1800. for your 120 acres at Nellieton and requested him to make extra efforts in the disposal of the same. and to report to us.

Yours truly
Morse, Whaley & Dalton

San Diego, Aug 25/86.

To
His Excellency,
George Stoneman,
Governor of California.

Sir:-
I have the honor to request the removal of my Notarial Commission expiring the 26th September, for the County of San Diego, to notice in the City & Newspapers

San Diego. Aug 25th 1886.

H. L. Milley.
Surveyor General, State of California
Dear Sir,

I have applied to the Governor for the renewal of my Commission as Notary Public for San Diego County, endorsed by Bryant Howard and C. Parker.

It was partially through you, I believe that I obtained my renewal last time, and if you can serve me in the present emergency, you will greatly oblige

Yours Very Truly,
Th. O'Malley.

P. S. San Diego has greatly improved. You would hardly know the place. I send you some papers which will give you all information. Col. Wells sends regards.

August 27th 6.

Messrs Brown & Brune
40 St. Paul St.
Baltimore, Md.

Dear Sirs:-

We have rec'd the Certified copy of the Will of the Estate of Mrs. Henrietta Magruder, deceased.
Judge Rice says this is sufficient. We thank you and enclose draft for $15.00 to reimburse you the costs, and for your trouble.

Yours truly
[illegible]

August 27th 6.

E. A. Meade Esq.
7 Stockton St.
San Francisco Cal.

Dear Sir:

I will sell my house, at Old Town, with 150 ft front, on San Diego Avenue, and 100 ft in depth for $7500 Cash, and not anxious to sell at that. The Boom has reached Old Town, and from this time on, property there will advance rapidly.

Yours truly,

August 25th 6.

"New York Daily Graphic."

Please insert the following adv in your "California Edition", to occupy the space of two columns, three inches in length, for which we will pay the sum of Twenty five dollars ($25) as agreed upon with your agent, Mr J. R. Mulkey, and deliver to our address five hundred copies of said California Edition, to be paid for at the same rate as the "San Diego Chamber of Commerce" or "Immigration Circulars".

Morse, Whaley & Patton.
Pioneer
Real Estate Dealers.
Information given.
Taxes Paid. Rents Collected
San Diego, California.

Yours Truly
Morse, Whaley & Patton

San Diego. Cal. Aug. 28. 1886.

Wm. H. Davis, Esq.
1016 Broadway. Oakland. Cal.

Dear Sir:-

Your favor of 25th inst rec'd. We wrote some time ago that we had been to see Mr. Raley several times about the redemption of Certificates of lots E.H.F.G Block 7 N. D. A. without being able to get them, he constantly promised to attend to it, but never has done so. We went there this morning, but as he is out of town, and will be for several days yet, and as no one else knows anything about the matter, we see no other alternative but to wait his return. You might address a personal letter to Mr. Raley requesting attention to the matter.

As regards sales of any of your side or water lots, you must understand how difficult it would be to sell except at a more nominal price if forced upon the market. It would be better to urge sales. Wait patiently till they are required, persons desiring to purchase will hunt you up and be willing to pay a reasonable price for them, if side lots $500 and upwards and water lots a proportionate price. Should they apply to us (as your agents) we will notify you, and, should they apply to you direct, or through other agents, you

can refer them to us or treat directly with the applicants but dont let any opportunity slip to sell.

Yours truly
Moore Whaley & Co.

August 28th 16.

Mrs. Dolores A. de Pico.
Los Angeles. Cal.

Dear Madam:

A party wishes to know the price of the following lots in Block 786. N.O.R.

D belongs to our firm.
E " " you
F " " Estate of Mrs. Magee stands in name of Bryant Howard.
H " " you

We think we can get $500 a piece, perhaps more, and as we own lot D we shall certainly do the best we can. Please let us know your views regarding the sale of yours by return mail.

We will confer with Mr. Howard regarding the one belonging to the Estate of Mrs Magee.

Yours truly
Moore Whaley & Co.

August 31st 6

Chas. M. Kinney Esq.
202 Market St.

Dear Sir:-

The bearer, Chas. A. Wilmore Esq. is the owner of about 20 acres marsh land adjoining some belonging to you and Mrs E. P. Kinney which he would like to purchase for the purpose of redemption. He has asked our opinion as to the value of the lands in this vicinity. We estimate them at $25. per acre at the present time.

Yours truly
[illegible]

San Diego. Sept 1st 1856.

C. Crumley Esq.
Mount Fairview. Cal.

Dear Sir

Yours to hand more and. He is out of town. and we do not know when the note is, but we have put the matter in the hands of a lawyer to do what is can. He will commence suit, file a complaint, leaving the amount in blank, to be amended hereafter. You will send a copy of the note, as near as you can remember, giving date when given, the amount, rate of interest and when to be paid, the name of the payee or payees and to whom payable. Be sure to attend to this by return mail, and if received after the 5th his complaint will be properly filed without the trouble of amending it hereafter.

Yours truly
Isaac Hitchcock, Sol'tor.

Referring to letter written to you recently, we find the note was given Jenny [illegible] & this correct? [illegible]

Sept 3rd 6

Wm. E. Dickinson Esq
Supt B. N. Rail & Power Co.
National City Cal.

Dear Sir:

We write to know the amount you wish for Pueblo Lot 187. We think we can sell for a good price. an early reply will oblige.

Yours truly
Morse Whaley & Dallon

Aug 6th 6

W. H. Ogden, Esq.
Oh Bajon Oak.

Dear Sir:

If you will sell a fair price on Lot G Block 119 Natoma Addn, we think we can get it. please let us know at once. and oblige

Yours truly

[illegible]

San Diego Oct 8th 6.

Hugh Magee Esq
Pala. S.D. Co. Cal.

Dear Sir,

Yours 3d inst received. Find enclosed your check for $129 7/100 being balance of Mrs J. M. Hopkins' account, which she instructed us to pay to you. Please sign receipt and send same to us.

Yours truly

San Diego, Sept 7th 6.

Chas H. Pasco Esq.,
919½ Mission St. S. F.

Dear Sir,

Yours 27th ult received. We made application to the Savings Bank for a loan of from $1500. to $2000 on your undivided interest in the following property, estimating the value thereof:

Shumani Aca. Sth 4.5.6.7.8.9.10. in Blk		13. bal:		$3.500.
Middleton	" 8	"	8½ "	400.
"	" 1 & 12	"	115 "	700.
"	Right of Way. 40 ft of Blk 171.	"		25.
[illegible]	Sth 11 & 12	111	58 "	100.
Estimated [illegible]				$4.725

Your undivided half would amount to $2.362.

You might reasonably expect to borrow about $1.000 on it, but at the present time the bank has no funds on hand to loan, and we know of no funds outside that wish to loan, particularly on your interest [illegible]

Regretting that we are unable to do for you we remain,

Yours [illegible]

Valuations

made by Messrs Whaley & Dallon upon property of H. Maburry. Esq Sept 8th 1886

W ½ Block 4. Harlins Addition		
Lots. E.F.G.&H. Blk 199		4000
100 x 100 ft Blk K. Harlins		3000
Lots A & B Blk 773. N.S.D		2500
" B & E " 765 "		2500
Block 12 Dalrymple		7500
" 1.2.3 & 4 Blk 2. M.T		6000
" 11 " 4 "		1000
" 1.2.& 11 " 6 "		2400
" 3 & 7 " 9 "		2000
" 2 & 3 " 12 "		2000
" 9 " 13 "		900
" 8 " 14 "		900
" 3 & 11 " 16 "		1800
" 2 " 27 "		1000
" 1 " 29 "		750
" 1.2.3.& 10 " 43 "		3000
" 4.5.6.7.8 & 9 " 62 "		4500
" 3.4 & 9 " 116 "		1000
" 9.10 & 11 " 78 "		1800
" 6 " 295 "		600
Block 121		3000
" 126		800
" 91		1000
Lots 4 to 12 inc " 179		1200
Right of Way Lot 16		300
" " " 124.125.126 & 127		400

San Diego Sept 8th 1

H. Cooke Esq.
San Buenaventura. Cal.

Dear Sir.

Your of 6th inst rec'd. The news of no track on the Bay that would answer your purpose, pish now, but presume such an one might be had. If you have the intention to come here, the sooner you do so the better, as pushing along the whole line is rapidly advancing. We expect a large increase in population this fall which will send up prices, and those who purchase now will have the advantage of the increase. We send you some printed matter which will give information about San Diego and vicinity.

Yours Truly
Pierce [illegible]

San Diego. Sept 8th 6.

Miss Mary J. Whittemore,
San Miguel.

Dear Madam.

Your letter to our Mr. Morse received, and as he is absent we answer the same by sending some printed matter which will give you any information concerning our section of the Country. Real Estate is improving very rapidly. Many people are expected this winter and there will be a further increase. If it is your intention to come here, the sooner you do so and invest you can get some advantage of the rise.

Yours Truly
[illegible]

Sept 8th 6.

Luiz de P. Ozorio.

Pres Pinhas. Rio Arriba Co. N. M.

Dear Sir.

Your letter 29th. to Consolidated National Bank of San Diego, has been handed to us to answer. You fail to state the location of property. We enquired at the Bank but they could not inform us, and as soon as we can locate it in making a search of the records, we place it in Section No 155. National Ranch, being W 1/2 Block 2 in 10 acre track 10. We should judge that it is worth about $1000 for the 1/2 Block, but can not tell exactly without going to see it. San Diego is going ahead rapidly. People are coming in and by next winter everything will be booming along the whole line from National City to La Playa. We think there will be the [illegible] to all. We want a good many houses, but have none for rent at the present time. Houses and lots are being rapidly built up and we think there will be enough to accommodate the people that will come by next winter and satisfy a demand. Write us what kind of a house you want, if you want it, and if possible to return on the boat, we will do so.

San Diego Cal. Sept. 1st 86

Mrs. Daniel Evans.

City

Dear Madam:

We expect Mr. Moses home on Sunday or Monday and wish you would call and settle note and interest $68.70/100. having promised our Mr. Whaley to do so.

Yours truly
Moses Whaley & Sailor
(M.)

San Diego Sept 16th 6.

Mrs E.

[illegible]

[illegible]

[illegible]

Pgs. 454 & 455

MISSING

Sept. 17th 6.

Mrs. Annie Hambrook
North Greenfield, Milwaukee Co. Wis.

Dear Madam:

Yours of 7th inst rec'd. Things continues to boom here, and we doubt not will be very brisk this Fall and Winter. Hotels are enlarging, and many buildings are going up. You cannot, we think but do well in the business you propose, though the difficulty will be to secure a suitable house. As fast as houses are built they are taken. We know of none for rent now. It would be difficult to secure one in advance to be held till you came.

Jas. Kearney has a two story house, 15 rooms furnished and rented, corner of E & 3rd Streets which he is offering for sale at $12,500—, he sells on account of his wife being unable to take the charge of so large a house. You may remember Kearney's place, where Col Scott has his room.

Yours truly
Moses Whaley & Sons

San Diego Cal. Sept. 1886

1886 Mrs. H. A. Bradley
On Jack with Mrs. Whaley & Dallin

April	19	By Cash	Tom Guinn to Apr.		15
	24		Brown	3	8
			McWilliams to May	25	20
	22		Reese		5
May	5		Spencer to June	10	10
	12		Smith	12	20
	15		Heath	15	25
	25		Greene	25	20
June	15		Smith	July 12	20
	7		Heath	15	25
	25		Greene	25	20
July	12		Van Buren	Aug 12	15
	12		Rogers	12	20
	15		Heath	15	25
Aug	9		Young	Sept 9	15
	16		Rogers	12	20
	16		Heath	15	25
	17		Greene	Aug 25	20
	30			Sept 25	20
Sept	11		Stone	Oct 15	15
	17		Norman	12	20
	15		Heath	15	25

April	28	To	Cash. pd. Ram Dass [illegible] G. Bk. home	10	
.	30	.	. Valentine & G. painting . .	23	
May	1	.	. . Repairs. . .	5	
.	5	.	. . White washing . . .	5	
.	14	.	. . Grading Sets 1 to 8. Blk F.	7327	
.	24	.	. Refunded. Judson	2.50	
.	25	.	Fee. Attending. Grading 1 to 8 - F	2	
June	30	.	Cash insurance	21	
July	2	.	. pd. Check Repairs to 205 N	2835	
Aug	3	.	. . Cleaning vault G. Bk. Ho	15	
.	16	.	. . Shovelling sidewalk L-36.	215	
.	20		. Repairs to Water Closet C.G.	2.50	
			Amount Carried Fwd	19077	2082 50

.	.	To	[illegible]	[illegible]	
.	.	.	Fee attending Bk. grading		
.	.	.	Commission [illegible]	2	
.	.	.	Collecting [illegible]	16	
.	18	.	Check herewith to balance	1840	
				2250	

Pg. 459

MISSING

Dittmore 21st

Mrs. Ellen V. Bradley,
Bradley, Butte Co. Cal.

Dear Madam:

We enclose statement and draft for balance to date.

We have retained enough to pay of grading 5th St on lot 5. Block 36.

Weiss and Titus (Lawyers at law) request us to write concerning Block 103 Hertel's Addition, belonged to Benjamin A. Cook, and to his Estate. His widow conveyed the same without first having the property belonging to his estate distributed by the Court. Mr. Cornbaugh has instituted proceedings in Court to have the Estate distributed and asks you to authorize us to appear to the proceeding for you, which will save costs of serving notice on you. This will save you some costs and will make your title perfect to Lot B. in Block 103.

Yours truly
Chas. Talley & Son.

San Diego. Cal. Sept 22nd 1886.

Wendell Easton. Pres.
Geo. W. Frink Genl. Man:-

Pacific Coast Land Bureau.
618 Market St. S.F. Cal.

Gentlemen:- Our Mr. Morse and Whaley have been out to examine the W½ of the S.W¼ Pueblo Lot 1151 70 acres adjoining the Morse Tract on the East and think we, (that is, your firm and ourselves) might give $100. Cash, but acre for it, $150 per acre, if it can be purchased upon time, say ⅓ in three months ⅓ in six months and ⅓ in nine months from Oct 1st with the view of placing the same on sale upon the same terms and conditions as the Morse and Wood's tracts, and to be paid for out of the first proceeds of either of them. The property is advertised for sale by H. M. A. Miller. 16 California St. S.F. If you still think well of the project of purchasing, please call upon the gentleman, and as he advertised that it will be sold "Quite Reasonably", may be you can make even better terms than we herein propose. But we do not think it advisable to wait them. The tract is not particularly desirable, being mostly cut up rough, and no view of the Bay, unless it may be from a small portion of the Northerly end. As a single section we would not think of purchasing it, but in connection with 1150, it may possibly be advantageous to do so. We enclose Miller's advertisement.

The work of subpoenaing of 1150 is going on here

but we anxiously await the receipt of maps, and to have earnest advertising to commence at as early a date as possible. If the maps are ready or as soon as any are, please forward a few (½ dozen will do) by mail to our address, as we desire to send some to special parties.

Yours truly

[illegible]

Oct. 23d 6.

L. S. Rose Esq.
406 Montgomery St. San Francisco, Cal.

Dear Sir,

Your favor 17th inst received. We are selling Blocks 61 & 62 located thus yours for $800 and $900, and on Main Street, Blocks are offered at $1000. We might sell yours, (195 & 234) at from $750 to $800 each. If you wish to sell at these figures, notify us, and we will offer them. Our commission on sales is 5%. We think Nevada property will continue to advance, and that you may obtain your price. Come home in the near future, but certainly write soon.

Yours

Oakland Sept. 22nd 6.

Mrs. Susan A. Raney.
c/o John A. Raney Esq.
711 - 19th St. Oakland Cal

Dear Madam.

We herewith enclose you bill for grading 19th St. against Lots E. & F. Block 192. 100.46
The bill will be due October 18th. Please remit us the amount of the bill, together with 2— our fee for attending same. Before it comes due and save penalties.
About November 10th we will notify you of the amount of Taxes 556. Return us the bill

Yours, truly

Sept 25th 1885

M. Yerkes Esq
City Commending Co.

Dear Sir,

Please find enclosed Contractor's Bill for grading 4th St $33.55
Our fee for attending to same 2.00
$35.55

which amount please remit to us (together with bill) to reach us before the 10th day of October, that we may pay the same and avoid the penalty which will be added after that date. About Nov 10th we will notify you of the amount of bond 1886.

Yours truly
Minor.

September 23rd 6

Mr. Jas. G. Bailey. U.S.A.
Fort Monroe. Virginia,

Dear Sir:

We herewith enclose our bill for grading Fourth St. against lot 8. Block 11 $77.59

The bill will become delinquent Oct. 18th 1886. Therefore please remit amount together with 25¢ for attending same

If you desire to sell. we think we can get a good price for your lots.

About Nov. 10th will notify you the amount of Taxes 1886.

[illegible] Bailey
[illegible] Broker

Dept. No. 6.

L. E. Boyle. Esq.
San Francisco. Cal.

Dear Sir:

We have submitted the matter of examination as to whether you have any interest in San Diego property to the San Diego Abstract Co. and they report that you have none.

Fortunately for us we made a contingent arrangement with them. So we will nothing out in the proposition.

With regards, I remain,

Yours truly
[illegible]

San Diego. Cal. Sept. 25. 1886

M. H. D. Schmeid Esq.
In a/c with Morse, Whaley & Dalton

Feby	13	By Cash	Paid to	March 13		15
Mch	16	.	.	. . April 13		15
Apr.	26	.	.	. . May 13		15
May	.	.	.	. . June 13		15
June	24	.	.	. . July 13		15
July	13	.	.	. . Aug 13		15
Aug	13	.	.	. . Sept 13.		15

Aug	16	To Cash. paid for sidewalk	150	
Sept	21	. . . Hamilton Contract for grading 5th St	4787	
	23	. Cash. allowing 4th grading	2	
	.	. Commission. 7 collections	7	
	25	. Cash. paid to balance	4963	
			10000	10500

Sept 25th 6.

Messrs. Jas Kuren and John W. Kuren
Poway, San Diego Co. Cal.

Dear Sirs.

Please sign and execute the enclosed deed before a Justice of the Peace, have him fill in the blanks in the acknowledgement attached to the deed and return to us as soon as possible. That we may procure the signatures of the other parties.

Yours truly

September 25th 6

W. H. D. Schmeed Esq
Napa. Cal.

Dear Sir:

Your card September 23rd 1856. received.
We enclose Statement of a/c to date and draft on San Francisco. $46 63, covering balance due thereon, payable to your order.
If you wish to exchange ½ lots and extend the lease as proposed by us, there will be no trouble about getting a permit from the City authorities to move the building from the South half to the North half of lot "O". In consideration of making the exchange we will pay $5 00 per month additional ground rent from the time it is made.
Please acknowledge draft and let us know definitely about the exchange.

Yours truly

/.

	23	Ubank a Diph. 2a	3 15
		[illegible]	90
		[illegible]	20 00
		[illegible]	22
		[illegible]	35
Diph	25	Commission 3 New Limanli	6
		Collection Ubank & Nia	250
		[illegible] @ 5%	[illegible]
		Balance	2750

Don Hugo Cal. Diplomas [illegible]

San Diego. Cal. Sept. 29th 1886

Mrs. Mary M. Wilbur
Albion, Mich.

Dear Madam:

Your favor of 20th inst. received. We are making every effort to sell your 10 acres National Ranch, and at present have it on sale with a Real Estate firm at National City.

Things are improving at that end of the line, and the prospect of selling is better. Where we can realize $1200. we will close trade, and send you deed to execute.

We think your idea to invest the proceeds from the sale of the 10 acres, in property at Coronado Beach is a good one, and that you will realize on the investment.

The project is in the hands of Capitalists, who are pushing things with a determination, having commodious wharves, ferry boat, railroad, cars and motors, across the Peninsula to the Beach, where there are bathing houses, a pavilion, and, shortly to be erected, a fine large hotel, making the whole as magnificent resort as any in the United States.

New dated works have been started at Old Town, with

Engines and pumps of the capacity of 3.000.000. gallons of water per day. from the San Diego River, with 12 inch mains through Middletown, across the Bay to the Beach. This same Co. gives an additional supply of water to the town of San Diego, sufficient for 50.000 inhabitants.

We enclose map of Coronada Beach. The sales at auction will commence some time in November. The most desirable lots are estimated to sell at from £150 to £300. each. and possibly higher.

Yours truly,

Morse, Hickey & Dalbey.

San Diego California
Sept. 29th 1886

Messrs. Adams & Josselyn
National City. Cal.

Dear Sirs:

We are in receipt of a letter from Mrs. Wilbur. She wishes to sell her 10 acres National Ranch. If you can do so for about $300. We can divide a good commission.

Let us hear what the chances are as soon as you can.

Yours truly
Morse Whaley & Nelson

September 29th 6

E. E. Whaley Esq.
Manager Sherman Co. Banking Co.
Long Beach, Nebraska.

Dear Sir:

In answer to yours of 20th inst. would state that Choice Business property on our main Street (Fifth St) is worth $400 to $500. per foot.
Property by acre, adjacent to the town, from $100 to $250. Ranch property from $25 to $100 per acre according to distance and desirability.
We enclose marked list of some desirable City property, and send by mail pamphlet matter giving information about City and County of San Diego.
Money from Banks, on notes properly indorsed, 1% per month; on notes secured by mortgage on property 40% valuation, from 1% to 1½% per mo. Under paving taxes on amount loaned which is deducted from valuation of property by the Assessor.
Our Mr. Whaley (born and raised in the City of New York with connections in Connecticut and on Long Island at Bushwick Cross Roads) would inquire, if

(E E Whaley)
you are a descendant of the same family?
Yours truly
Mark Whaley

Sept 30th 6

Wm H. Davis Esq
1016 Broadway. Oakland. Cal.

Dear Sir,

We are extremely happy to inform you that Mr Daley has released your lots Band 4, Block 791, New San Diego, sold for State tax, City ... 1895. We enclose you his receipt. He could not surrender the Certificates, for the reason that they embraced multiple lots, you lots are released, by the Recorder of record. Lot H Block 791 was sold to the State for taxes 1896, Cert 323, and can be redeemed at any time, with your other lots in the same fix.

Things are progressing rapidly in San Diego City and County, but prices are rather quiet. Still we look for brisk times this Fall and Winter. We send you some printed matter giving information and sum him in Nov. will let you know the amount. Yours respectfully.

Yours very truly,
Horace Wharey & Co.

Mr R. E. Monaco Esq.

Dear Sir.

Mrs Roe has called to notify us that she will vacate Thirlby's north Cottage, South, tomorrow morning October 1st, which will then be ready for you. Please call and pay balance due for the month ending November 1st, $7.00. You will remember $2.00 for the washing & then I shall be will have nothing to pay.

Yours [illegible]

E. F. Stevens Esq.

Dear Sir.

We are now ready to complete sale of Cundurow [illegible] the [illegible] and [illegible] seen [illegible] by all the [illegible]

Yours [illegible]

Sept. 30th 6.

E. W. Pirsk. Esq.
Gen'l Man. P. O. Land Bureau.
20. W. Fifth St. Los Angeles Cal.

Dear Sir:- Yours of 28th inst rec'd. The Hoopers land lots in N. D. A. are G- BLK. 75H. I- 77B. and F (Joseph R. of W.) in 75Z. respectively valued at $1200 $1300 and $1000. in our letter to him. July 29th.

If you can arrange upon this basis of valuation which is lower than we could recommend their sale at present, we would advise you to do so. We think that two of the lots (G & I) would sell, even now, in the present temporary depression of the market for $500. each. and that sometime this fall or Winter they will sell for even more. Hooper is an old friend of ours. We have been acting as his agent for several years and we should like to see him realize a fair price for his remaining interests here. Regarding the tide and water lots, and his undivided interest in New San Diego, we think as we have heretofore written him, it would be better to leave these for future consideration. Yours Truly

October 2nd 6

C. C. Pierland Esq
Kansas City, Mo.

Dear Sir,

From what we can learn concerning Block 412, Old Town, and Lots 4 & 5 in C. C. Hilliard's Addition, claimed by you, or in which you believe you have an interest, which going to cause expense, we do not think you have any title or that you would be justified in incurring expense therefore. The understanding that the property was sold to "Rose" for $18.00. We have no evidence satisfactory to you, that the sale was illegal for want of informality — that the property has since been sold for taxes, which would cause an expense to obtained

If you wish you can send the abstract to us with. We will then be able to give you a more [illegible]

Oct. 3rd 6.

C. M. Gates Esq.
Monterey. Cal.

Dear Sir.

Your 28th ult received to-day. In compliance therewith we send you by the mail some written matter, the latest and best we can get at the present time, to send to Washington City. We hope you will visit us, as you propose, in November. There is a little [illegible] but we expect [illegible]

We are happy to state that Bartland & Bowers have signed the quit claim deed relinquishing the Government from the 4th to 16th inclusive and when the same is recorded in this county [illegible]

[illegible]

San Diego. Cal Oct 4th 6.

Mr. H. B. Schmied Esq.
Napa. Cal

Dear Sir,

Your 30th Sept, was duly received. It was an omission on our part in not having the Oam made payable to your order, which we now do, and return to you, regretting the inconvenience which our inadvertence may have caused you.

Yours Truly,
[illegible]

San Antonio, Oct. 4th 76.

Dr J. K. Crawford.
Chicago. Ill.

Dear Sir,

Your letter 27th and pamphlet received. Your location marked with X properly advertised in the Daily Union, adjoining lots to our Mr Moore and to our firm. Is in middle first class, situated on Fifth and Sixth sts. We have time and cheaper property between to sell and our patrons, and should you come here and with his purchase we would be pleased to show you what we have for sale. It is out of our line of business making exchanges, besides in their business here we do not wish to deal exclusively. We send you some pressing matter which will give information concerning our City and Country.

Yours truly,

San Diego, October 5th 1886.

Mrs Jennie R. Roberts,
378 Sixth Street, San José, Cal.

Dear Madam:— Yours 26th ult received yesterday. We have heretofore written you considerable about Lots H and I in Block 780, as well as to your husband. We have no suspicion that your husband acquired any title to the property by deed from Robertson and wife, though we thought, [illegible] title to the N 20 ft of Lot T under tax deed sale. We paid, as agent of Mr Roberts, tax upon both lots for 1883. Tax was not paid for 1884. Property was sold, and one Mr Moore purchased at tax sale as we wrote for our account, the certificate being endorsed in blank, and which we were sold. Our firm paid the taxes upon the lots for 1885 and hold the receipts, not knowing at the time that Mr Daley would redeem the property [illegible] Daley without redeeming the certificate you have [illegible] but he would not [illegible] Daley simply redeemed as agent of the grantee of the state for their benefit — he got no deed from the sheriff. Had he not redeemed in this way the Moore would have been entitled to a deed

[illegible]

We think the title of the Mitchell
state wall is to the property we are unable to
say but we presume they have some title to it.
We also think that you have some title to
a portion of it by the R. Deed of Wm. I. Black
you acquired under his decree sale, and it
is your interest which Mr. Dacey wishes
particularly to acquire. We estimate the
present market value of lots [illegible] 780
at $ 500 each [illegible] We are willing
to give him the [illegible] information
[illegible]
and
Gaten will undertake may the hazard for
the usual [illegible] fee. It will undertake
to allow him to pay the [illegible] for years in
[illegible]
We can only [illegible] to see he
$ 20. in our [illegible]

We enclose a sketch. Should we require it
at any further time we will write you.
Please let us know your [illegible]
[illegible]

To [illegible]

You are hereby notified that you have made default in the payment of the rent due, in the lease of the [illegible] assigned to [illegible] A. Hall as lessee [illegible] in which I was lessor.

The property included in said lease are lots A. B. K. and [illegible] of block No 17 of Horton's addition to [illegible] in the [illegible] California.

You are hereby notified that the amount of said rent due is the [illegible] and [illegible] dollars ([illegible]) [illegible] of [illegible] the payment of the same.

[illegible] you [illegible] the [illegible] of the [illegible]

[illegible]

Mary E. Morse

[illegible]

[illegible] 6th [illegible]

Dixon, Oct 6th 1886.

Edi: Hesell Esq

Dear Sir,

Mr Osborn has given us notice that he no longer requires the property on S. Street, corner of State.

Should you wish to rent it, you will please call and arrange the terms. Though we much rather prefer you to remove the red barn, as understood you would do, when Mr Osborn ceased to occupy it.

Yours very Truly
[illegible]

Van Diemen, 6th of the 6mo

A. G. Parr Esq. Care of Oliver Ch. Los Angeles Cal.

My Friend called to enquire what we had done towards the collection of $32.00 due you from Mr Delaine but we were unable to inform him previous to his leaving. Since then we have seen Mr Delaine and from what he tells us we think it will not be long before he will be able to pay. He came here without friends and has been struggling to support his family but is comfortable. We have secured the claim from outlawing having obtained a note payable to our order, as we before wrote you. Have patience still and we think you will get the money.

Yours truly,
Mrs. Whitney & Daughter

6.

Chas J. Fox Esq.
Roop Point, Sierra Co., Cal.

Dear Sir:— Yours 2nd inst. [illegible] we are pleased to hear that you and your wife are enjoying yourselves so immensely and hope to see you much improved on your return in the Fall.

We have no property for sale on the [illegible] but we [illegible] Ad. W½ 1162. & E½ 1168. at $350. 240 & 180 according to location, lot 25X140 ¼ Cash, bal in 3. 6 & 9 mos. Coronado Beach property, 500 copies will be on the market at auction, November 10th which will establish the price with 25% advance for all the [illegible]

Our 1150 will soon be on the market at auction upon easy terms. Besides these an other addition being laid from which to choose [illegible] feel. We send you some papers and will [illegible] for your information.

[illegible]

Sept 22nd 6.

P. R. Weeks. Esq.
P.O. Wilmington Del

Dear Sir:

Please find enclosed Contractor's bill for grading 4th St. $33.85
our fee for attending to same 3.00
$36.85

which amount please remit to us, (together with bill enclosed) to reach us before the 18th day of [illegible], that we may pay the same and avoid the penalty which will be added after that date. About Nov 10th we will notify you of the amount of taxes 1[illegible]6.

Yours truly,
[illegible] [illegible] &c

Oct 7th. We are in receipt of yours of the 5th inst, [illegible] [illegible] [illegible] the [illegible] of [illegible] Sept [illegible] [illegible] [illegible] [illegible] as above, [illegible] [illegible] the bill [illegible] will [illegible] another. When we pay it. Yours [illegible]

San Diego. Oct 8th 6.

Mr Geo. C. [illegible] M.D.
Mon. Monroe. Ca.

Dear Sir:-

Yours of 1st inst. received. It is the first intimation we have that you had [illegible] Lot 4. Block 11. The Clerk supposed we were acting as your agents and returned your property to the assessor, who was before the board of equalization in your behalf and was preparing statement of such taxes he could [illegible]. We have also looked after the grading of the [illegible] and sent you a bill therefor for which we think you should reimburse us.

Attending to taxes	$2.00
" " grading	2.00
	$4.00

Please remit by P.O. [illegible] and oblige.

Yours truly
[illegible]

When has been instructed adverse in respect to the lot in question. We did not pay the taxes. Wait $8.00 for the expense [illegible]

October 6.

Frank C. Emery Esq.
2nd Kansas Ave, Topeka, Kansas.

Sir:

Your card has been handed to us by our brakeman J. P. Jones Esq recently returned from the East, who met you on the cars between Emporia & Eureka, Kansas. He also met you there during the summer encampment of the G.A.R. and that you wished for information concerning Coronado Beach &c. We send you one of our circulars and other printed matter. We think a share of your business here would pay as there are several large buildings proposed requiring galvanized work and recommend it to your investigation.
Should you return here, we would be pleased to see you and can your attention to anything in our line of business.

Yours truly
Morse, Tracy & Co.

Oct 9th 6.

Chas S. Boyd Esq.
28 West 38th St. New York.

Dear Sir:-

Your favor 23rd inst. duly received. We do not think your Lots G. & H. Block 136, Hotchkiss Add. would sell for more than $1500. We note that you have raised the price to $2500, and, may be you will get it some time in the future, as we expect San Diego to grow. For the past month the demand for property has been limited and prices remain the same, but we expect an increase in population this fall and winter and hope to find that prices will advance. and if we can get your price, or near it we will wire you to you. Sometime in Nov. we will inform you of the amount paid.

Yours truly

[illegible]

[illegible]

103

Feb 9th 6.

[illegible] Esq
[illegible] Main St. Los Angeles, Cal.

Dear Sir:— The 6th felons in our hands, left 19th, with yoke [illegible]. Some fellows who have been [illegible] complain that they are in a hole. We expect to be able to send them down here this or next month when there will be more authority. We have them in the hands of the [illegible] and when we will decide [illegible]

Yours [illegible]
[illegible] Scott

San Diego, Cal. 9th Feb. 6.

R. E. Doyle Esq.
Surv. California Sta. S. F. Cal.

Dear Sir

We write you the result of our interview
here concerning our interests & the mighty house
in San Diego property — "Hear what you have done."
We return enclosed, the certificate of V. Stallin,
Clerk of S. D. County, of the list of property
sold to admr of Estate of Francisco Alvarez, now
by order [illegible], the [illegible] of as unto us.
[illegible]

October 1st 6.

[illegible]

[illegible]

[illegible]

[illegible]

San Diego. Oct 15/86.

John De Vaney Esq.
711 - 19th St. Oakland. Cal -

Dear Sir.

Your 11th inst enclosing draft $135.46/100 received. We have paid the tax to Auditor. Enclosed please find bill for the same. Lots E and F, Block 192. Horton's Addition are assessed to Susan De Vaney for this year, but next year we will see that it is assessed to you as you wish. Meanwhile

Some time next month we will inform you of the amount of taxes.

Yours truly
Morse.

Oct 19th 6.

J. Joachim Esq.
C/O H. Meyer & Co. 339 Bush St. S.F.

Dear Sir.

Yours 15th inst received. We examined the assessment book for the grading of 4th St a month ago with Mr Robinson but owing to your property being in the name of some other person, he did not give us your bill and it was only the other day we were informed of the error. We enclose the bill. $69.88.

Our fee for attending to same 2.00

$71.88

Please remit the amount as soon as possible be drawn to our order. We will be then in no danger of being called for delinquency.

Statement of taxes will be sent about 12th inst. We shall have your lot A-115, to be with Hoey, and when graded he will be to have the handling of the same - We think prices will advance this winter, and may be a good time to sell.

Yours truly,
Morris.

San Diego Oct 19 86.

Mr H. Ogden Esq.
El Cajon.

Dear Sir

Please find inclosed check for $20.00 balance on account up to date with receipt & acknowledgement of same

Yours Truly
[illegible]

October 20th 1[illegible]

Mrs Mary M. Wilber.
Care Rev Sidney Wilber.
Albany New York.

Dear Madam,

We have at last [illegible] your
10 new National Bank. [illegible] a
bank deed for you to view and examine before
a notary using the enclosed blank for the acknowl-
edgement. [illegible] with instructions [illegible] side of the sick peo-
ple. [illegible] Beagle
[illegible] and [illegible] would
[illegible] you will [illegible]
[illegible]

[illegible]
[illegible]

San Diego. Oct 23rd 6.

Benhard Pike Esq.
Bangor, Me.

Dear Sir,

Your favor 14th inst received. There has been no assessment levied against your lot on Third St. though we expect there will be some here within the next few months. Month St having been graded. We will inform you of the amount taxes due sometime about the 15th Nov.

Yours truly,
J. Morse. Mercer & Co

San Diego Oct 21st 6

Edi Wheeler. Esq.

Dear Sir,

We wrote you the 6th inst. in case you wished to develop the prospects comme of us and make final, to secure [illegible] back

Mr Osborn has moved everything belonging to him from the house. [illegible]

[illegible] We wish the barn and hay removed, we need the room [illegible] we shall be compelled to take steps for their removal, and until such time as they are [illegible] the ground will be at the rate of Fifteen Dollars per month [illegible]

Yours Truly, Morse Whaley & Balfour.
[illegible]

New York, Oct. 23rd

Chas. L. Frazer Esq.

Bowery, New York,

Sir: We wrote you some time in August of the importance of sending a power of attorney to us, or to C. M. Moore, the senior member of our firm, that some action might be taken to recover the north half of the whole lot, now in the possession of [illegible] claiming the same, under a [illegible]

[illegible]

We [illegible]

[illegible]

The other half lot is similarly situated, as appears by bills and [illegible]

[illegible]

[illegible] and who does the [illegible] (the [illegible]) [illegible]

[illegible] when the tenant moved out, the [illegible] Hewitt the 6th [illegible], and requested him to [illegible] for [illegible]

move the buildings from the premises [illegible] have been
unoccupied for. We by the first [illegible] have received
no reply from him, neither has the building been re-
moved. We do not see such a more favorable
notice to the effect that we required [illegible] unnecessary
such further delay and at such attended by the [illegible]
of November we should be compelled to take steps for its
removal, and until removed the ground rent would be
£10.00 per month for the time of further occupancy.
We have made the threat, but as such threat we have
[illegible] enforce it as simple agent, therefore wish you
to send it as proxy of allotting [illegible] E. M. Roots,
that we may attend to our interests, otherwise we
[illegible] you may have more occupants than we desired
[illegible] We also wish to call your attention to the fact
that on the three rooms occupied not
for the property, defaults hitherto [illegible]
[illegible] lots. We hope that [illegible]
[illegible] with power to act [illegible]

Oct 25th 6.

Richard Carver Esq.
Real Estate, William & Street,

Dear Sir,

We will pay Five hundred Dollars for the Store brick Building on the Northwest corner of Third and E. Street, to be removed, according to the terms of your advertisement [illegible]

Respectfully
Nurse Wheaton & Slaton,
Agents for Mrs [illegible]

Octo 26th 6.

Messrs Dugan Bros.
Blue Earth City,
Minn.

Dear Sir,

Your 15th inst to hand, handed to us. We send you some printed matter which will give you valuable information and and answer much if not quite all your questions. Should you come please call upon us. You will find our town the leading in the State of California or all the United States at the present time and with the certainty of a rapid growth.

Yours

San Diego, Oct 2nd 6.

U. S. C. Dec. U. S. Army.
Chicago, Ill.

Dear Sir.

Your favor 26th inst received. We will send statement of taxes about the middle of November. There is no particular demand for land so far from the town as yours. We suppose it to be worth about Ten Dollars per acre. Our town and County is fast growing and we expect a material increase this fall and winter. We would not recommend you to sell such as we think perfectly good much from the City proper which will be worth more than twice in the near future than now.

While you please inform us which of your rights in the Army as we wish to address you at that time. Our firm is now Morse Shaley & Dalton Mr Dodd retired. Yours in haste

Morse Shaley & Dalton.

Oct 27th 6.

Hon. W. Herron Esq.
by West Third St. Cincinnati O.

Dear Sir:

Your favor of 19th inst. rec'd. We are pleased to hear that the heirs of the Estate of Mary Finder have placed the management of their affairs in your hands as their attorney and we shall now expect that something will be done for the protection of their property here.

Mr Cleveland, their former attorney, recently returned to this city. We submitted your letter to him. He declines to act further in the matter, but recommends Harry L. Pike Esq. Attorney-at-Law, as a responsible competent person to attend to the business, and we cheerfully endorse him for your consideration.

Mr Cleveland says for you int. to think of going the matter in person & the attorney outside should be in the office of Dr Christopher with Mr V. the better, as there is much to do that may require [illegible]

the information we know concerning the property and wish him as far as we are able to do so.

We understand that some one of the firm have an abstract of title of the property which though be very [illegible] and brown [illegible] date for the information of Mr Pitts, on which [illegible] [illegible] Then are three [illegible] Block 5 [illegible] Gray and [illegible] New Jersey [illegible]. Each lot 50 [illegible] from 100 to 105 ft on the [illegible] [illegible] Street.

[illegible] since in our charge [illegible] the year 18[illegible] 1885. [illegible] for which year [illegible] we were entitled [illegible] property [illegible] for taxes. [illegible] Trader, [illegible] back his money and we returned. We will [illegible] report [illegible] upon [illegible] that [illegible] [illegible]

Oct 25th 6.

Mrs Jennie K. Roberts. 378 N. Pine St. San Jose, Cal.

Dear Madam.

Your favor of the 25th inst received. Lots H. 3 & 4 Block 780, were returned by us, as equal of Austin Roberts, in 1884, in the name of Austin Roberts. The taxes were then paid for State & County, and our [illegible] Tax Sale for the taxes of that year and received the Tax Certificate [illegible] Our firm paid the City Taxes for that year, 1884. The following year, 1885, they were returned, in the name our firm, (under instruction of our Mr Morse,) together with our for sale & protests, and we paid the City, State & County taxes thereon for the year, 1885, for upwards [illegible] We do not know in whose name the lots were returned in for the year 1886. [illegible] the State Treasurer the lots were for the taxes, 1886, for hunting on the heirs of the Estate of Jos K. Lakenire. We first applied to Mr Morse to make him an assignment of the Certificate, and offered to reimburse us all that we were out in the payment of taxes & costs, but he refused to make the assignment, as it would have been detrimental to Mr Morse & [illegible], for which we believe you have a good title under

a decree have validated. Valley then said he would return from the County Treasurer, and the money then paid we get from the County Treasurer, credited by same account.

The [illegible] the certificates, 1876 & 1877. Bills, City Paper 1884, 1885, and State & County 1886. [illegible] one account, showing balance of $[illegible], due old firm of Mark. Noell & Whaley, which [illegible]

N. Notes.

a file of Block 780, made by us [illegible] years ago, [illegible]

The picket fence was put up 15 years ago by one De Wolfe, who purchased the whole block excepting lots [illegible] & [illegible] claimed by Mr. Nash. Holding it several years, he abandoned the property, finding that it would not [illegible] it. De Wolf died many years ago, and we think his widow, Mrs. E. A. De Wolfe, now living at Santa Cruz, Cal., resided upon the property. The abandonment of the property under decree was for the benefit of the heirs from the right to the lots to Mr. Roberts, then we might claim under continued possession for more than 10 years, and having paid the taxes, you title to the two lots would be good. If we will also make on the plot the boundary lines including lots 6 & 7, when [illegible] we are unable to do. If done by Mr. Roberts, or at his expense, he might good give [illegible] the legal possession to claim the [illegible]. The lots E & H, [illegible] have been deeded to Mr. R. Gilchrist, [illegible] of Superior Court, Los Angeles Co., were distributed as a [illegible] to his brother Jas. M. Gilchrist and sisters Grace M. [illegible]

The undersigned [illegible] with [illegible] the property [illegible] the [illegible]

Oct 30. 6
105 Market St

C. M. Kenney Esq.

Dear Sir

We had an interview to day with Mr. Charles A. Wetmore who is desirous of buying your 20 acre lot #224 on the Marsh, adjoining a tract owned by him.

He informs us he offered you $500 = for your tract, which you refused. He appears quite anxious to buy it and we think will pay considerably more than its market value, possibly as much as $1000 = Can you advise the lowest price at which you would be willing to sell it.

Will you please answer by telegraph at our expense

Yours truly

Monroe Wisley & Cotton

Pgs. 513-520

MISSING

Nov 4th 6.

A. A. Sutton Esq.
Lakeport. Lake Co. Cal.

Dear Sir,

Mr F. H. Long placed in our hands, for sale, the E½ 1223 – 80 acres, and the N E¼ 1210 – 40 acres. We think it should sell for about $10. per acre, but unable to do so at the present time, owing to the remoteness of the property from the business centre of the town. Unless you are particularly anxious to sell we would recommend you to hold on for awhile longer. Say till this winter or next Spring, as we expect more people here then. If determined to sell at the present, we will report the bal. offer we can when be obtained.

Yours truly
[illegible]

Nov 6th 6.

Mrs Mary M. Hilber,
Albion, New York.

Dear Madam,

Your favor of 18th ult. and draft for 10 acres National Ranch received.

Enclosed please find account sales and draft on Irish National Bank, New York, payable to your order, for $1117 55/100, covering balance due thereon, which please acknowledge, and oblige,

Yours very truly,
Mrs. Ithaca Dalton.

San Diego Cal. 6th 1906.

Mrs M. M. Hilber

Bought of Ithaca & Dalton

Nov 5 RM Cash from Sale 10 acres National Ranch sold to [illegible] 1200

Oct 21 To Abstract
Nov 5 " Fee recording Property for taxes 10
5 " Comm making sale 5% on 1200 60
" " Cash allowed for taxes on 10 acres National Ranch 934
" " Exchange on draft 111
" " Draft to Mr. H.

1200 00 1200 00

Mrs. Ithaca Dalton

You will have no taxes to pay [illegible]

Nov 9th 6.

C. W. Gates Esq
Monterey Cal.

Dear Sir,

We can offer $175. Cash per acre for 40 acres in 1346. Please let us know if we will accept. Offer on a dream definite!

Yours &c
Thos. Hilby & Co.

6

Nov 18th 6

J. A. Stewart

Hilton office

One month rule ending January 1st 1886. ~~to~~ ground rule for the ocean beach on 5th & 6th Avenue of Grand Furniture Store — to be occupied as a church, school or small store, no liquors to be sold. Any building or improvement to be removed on thirty days notice in case of sale or the owner wishing to build. Insurance fund for [illegible]

Van Dyke. Nov 12th 6.

J. G. Keighler Esq.
58 Second St. Baltimore, Md

Dear Sir:-

Your favor of the 26th inst. to our Mr Moore, received. We note your statement of taxes for this year, particular, amounting $5.32. Your property is so favorably the business centre of the town, that it has risen very much increased in value, through constantly appreciation. As regards your title we believe it to be all right, but without an abstract we can not say definitely. Looking over our papers, we find that we have an abstract of your property, and that we wrote you June, August 8th 1888. We can but view you so thick with, for the information you desire, and in anticipation of being able to make advantageous sales of the property sometime in the near future, recommend you to act upon our suggestions.

Yours truly,
Moore, Willey & Co.

San Diego Nov 15th 6

Chas [illegible]

Col Montgomery Th. J. F.

Dear Sir,

The Jas Mc Babcock Jr is dead. He is all right about Block 32 Middlebrook pa is holding it ok for 2500, but he says we could get [illegible] a block in West Ocean and on his appearance it looks the man will be willing to give us [illegible] for purchase of Coronado Beach lots. The same parcel [illegible] as [illegible] under [illegible] [illegible] [illegible] [illegible] [illegible]

Nov 4th 6

L. S. Rose Esq.
406 Montgomery St.
San Francisco, Cal

Dear Sir:- Since the receipt of yours of 4th October, we have endeavored to see your lots at Roseville. We have offered them separately, but without finding anyone willing to purchase before to-day.

We enclose you blank deed to sign and execute if satisfactory to you, which you will return to us with instructions how to remit the net amount, after deducting our commission 5%, absorbing about $100 we expending that sum and the taxes for the present year. We will have agree that the sale shall net you, at least, fifteen hundred dollars. If you prefer you can send deed to the "Consolidated National Bank of San Diego" to be delivered upon the payment of this sum.

Yours very truly,
Moore, Whaley & Botts.

We hope soon to be able to make a sale for the balance of your uncle Louis Rose, that he may remit you some money on account of his indebtedness to you.

The have received a report of your hundred dollars from Mr Peters on account of Blanks 175th, 234th Rec. [illegible]

Nov 17th 6.

A. L. Bancroft & Co
San Francisco.

Dear Sirs:

Some five or six years ago you printed some lithographic maps for Louis Rose, (ordered through A. Heutscher of this city,) of Roseville, surveyed by M. E. Wheeler, July 1874. Mr. Rose wishes to know if you have the lithographic stone, and what you will charge to print five hundred (500) of the maps for

Yours [illegible]

[illegible]

Nov 18th 6.

R. J. Dunnell. Manager P. C. L. B. San Diego.

Dear Sir,

The ad: for auction sale of Morrison addition, on Saturday looks too much like the regular ad., which, indeed, it is with few changes. We want changing to make it attractive for the purpose for which it is intended. (and put in under the head of New and extend it in the Herald) The number of the Blocks should be stated, so as to give parties opportunity to examine before sale, and that carriages will be in attendance at the office of Morse, Wheeley & Dalton and Pacific Coast Land Bureau, to show the property to intending purchasers. The above might advantageously be done in all issues of the future previous to the time of sale.

In the action of terms to purchasers, the usual proposition seems to be unfavorable of the [illegible], and entirely in their favor — for cash and no interest or installments of $15 per month, being far preferable to $5 cash and interest $10 per month.

Yours truly,

Morse, Wheeley & Dalton.

Nov 18th 6

C. A. Wehmore Esq, 204 Montgomery St. S.F.

Dear Sir,

We wrote you the 15th — that we had ordered abstracts which was placed in the hands of Chase the 16th day. He gives this as his reason: "The foregoing abstracts show the legal title to Blk 225, Middletown to be in Charles McFreinor, period. The partition proceedings by which said Middletown property was partitioned were regular and all of the owners thereof were before the court so as to be bound by the decree therein. This abstract does not show title back of said partition decree and "accordingly therefore passes on the same ground further than as above.

Yours Chase."

I says he wants the [illegible] to embrace [illegible] of the partition and avoiding Chase [illegible] of the title require take the proper [illegible]. I told him this was an unusual [illegible] — that the title to 225 was as good as title to any the owned in

Middletown or anybody else. He said he should require a more complete abstract of title to the approval of Chase, that he had agreed to purchase the property lucrative and unless the abstract [illegible] a perfect title he did not wish it. [illegible] as though he would like to draw from our hotel. Please advise us what we shall do as to having a more complete abstract which will be attended with considerable expense. [illegible] If you say so we will [illegible] The trouble Chase is a [illegible] upon the subject of abstracts or rather [illegible] he is very peculiar. Or it may be as we were using competition in the purchase of the at Coronado Beach. he takes this means depriving you of the means to pay for the property. those certain lots for [illegible]

Nov 20th 6.

Mrs Jennie H. Robert
375 N. John St. San José, Cal.

Dear Madam.

We write that on the 18th of this month there was filed, in the Superior Court of this County, a Lis-Pendens, on C. H. Sherman et al vs Austin Robert to quiet title to Lot [illegible] in Block 780. [illegible] This has been done to prevent the [illegible] It will be well for you to inform your lawyer, that he may [illegible] You had better consult with him about paying the taxes for the present year, which you have already authorized us to do, [illegible] Our advice to you would be not to pay the taxes on these lots, or on any lot of the one you hold under tax deed, for the next three or four years, as you are not be deprived of any of your rights by Sherman, or those claiming under him, doing so.

Yours truly
[illegible]

[illegible] 20th [illegible]

[illegible] Hay [illegible]

13. Broad St. New York. N.Y.

Dear Sirs:

Your Weekly Financial Circular, of the 13th inst. at hand, for which accept our thanks. We reciprocate by sending you some printed matter in relation to our City & County, which may possibly interest you.

You may perhaps remember our Mr. Morse and Mr. Bailey calling upon you in 1873, the year of the great panic. The former would like to negotiate a loan of $25000 on mortgage of real estate, worth at a reasonable estimate, $100.000, at 9% per annum, for 2 or 3 years. The mortgages under our state laws being bound for the taxes, the rate for present year being 2½ on $100. The money will be expended upon the property, situate in the business centre of the City. If you think favorably of it, please let us know, and we will write more particularly. The business can be done through First National Bank of N.Y., Correspondents of our Consolidated National Bank.

Yours truly,

[illegible] Bailey & Co.

Nov. 21st 6

J. E. Babcock, Esq.
President Coronado Beach Co.

Dear Sir:

Your favor of 18th inst with list of property and commutation ticket received.

We take pleasure in soliciting Block 91. Coronado Beach Map, according to your terms, and will place the same upon the market, reporting sales made

Yours truly
Pierce, Whaley & Dale

[illegible] Nov 24 6.

G. W. Yates Esq.

[illegible]

Dear Sir

We have enquiries for [illegible]

[illegible] Please inform us the [illegible] and

Price [illegible]

[illegible]

San Diego, March 6.

Chas. A. Dwyer Esq.
Calle Principe No. 222 Monte St.
San Francisco.

Dear Sir,

Please inform us when your brother will be of age. Is it in January 1857? Your property in this town is in addition to increasing in value, and should your brother arrive of age early in January, you will then probably be able to realize a good price and sell a portion of the whole. We have parties enquiring about your lots who would like to purchase as soon as your brother is of age. If so, this matter we wish to get over to [illegible] We think you could [illegible] over for $[illegible]

Yr. Obt. Sts. Geo. Thos. Shotwell & Co. [illegible] 31807.

San Diego. Nov 24th 6.

Judge Ben H. Higgins
Care A. G. Morse.
20 Hill St.

Dear Sir,

In the absence of Mr Morse, we write to you for instructions concerning his ranche property. A party enquires the price, and if he can make purchase he is willing to lease it from the present time till the 1st or until he can realize the crop which he will put in operation and use between for pasture. He offers $10. cash, which we consider a good price as the property is producing nothing and will considerably more than pay taxes. He will provide water for sale during the time he goes up as an extension the portion put up crop which he will be allowed to gather, showing his proportionate part to such for expenses incurred. Please answer and inform us what Mr Morse is and when likely to return. We remain

Yours truly Morse & Dalton

San Diego, Cal Nov. 24th 6.

J. Nash, Esq
San Francisco, Cal.

Dear Sir:

Your favor 13th inst to our Mr. Morse, reached him at Alpine this Co. and as he will not return for several days he wrote it to us to answer

There are no back taxes due on Blk 5, Middletown, consequently the property cannot be sold for taxes. Overbaugh sold the block some time ago, his title to it was passed upon by two attorneys and pronounced good. Certified copy of proceedings in suit of Imson vs. Nash, Sacramento were had, examined and found regular.

We think see you have any chance to search the property.

Yours truly

Nov. 27th 6.

Mr. Bryan Howard
President Connecticut National Bank

Dear Sir:

On assignment of fifteen hundred (1500) dollars with interest at the rate of one (1) per cent per month on or before the twenty third day of January 1887. Please accept the inclosed and approved Note of James Lewis, in his order, and place the same to my account.

Yours truly
C. P. Noell

Nov 27th 6.

C. H. Gates Esq
Woodbury, Ill.

Dear Sir:-

We wrote you several days ago, supposing you were still in the city, but receiving no reply, conclude you have returned home. We have enquiries from a party to hire the use of your 40 acres in Nelson Valley. We recently sold the Anderson Place, 50 acres for $30.00 per a., there being fortunately about the same quantity of the good land as in yours. We think we can sell yours for $25 or $30 per acre, and if you wish, we will make sale, secure deposit & send you deed to sign.

Yours truly
[illegible]

Room 5. SE Cor. Ninth St.
Kansas

Dear Sir,

[illegible] Esq.
Room 5. S Hall Cor. Pennsylv. Sq.
Kansas

Dear Sir:—

Your favor 20th ult received. I
[illegible] attend to, intru[illegible]
[illegible] formality in [illegible]
[illegible] [illegible]
[illegible] of the Certificate [illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

San Diego, Nov 30th 6.

Mrs Ellen V. Fabbits,
c/o E. H. Studio, Cincinnati, O.

Dear Sir,

Please find inclosed kaxwaiph upon your ranch. We have inked at $20.00 per 100 Less Paper, and our com. 10.20 Total Order 4.08 14.28

Please find $5.73 for your E. H. Stamp $5.73

We can include prepaid next year.

Yours truly
[illegible]

San Diego. Nov 30th 6.

Gen: Thos. V. Sedgwick.
Albuquerque. N. M.

Dear Sir:—

Please find enclosed State, County & City Tax Receipts for 1886. Railroad, has arrived here. Costs twice, considering. Nothing to see you down here lately.

Yours Truly
[illegible]

San Diego Nov 30th 6.

L. J. Rose Esq. 406 Montgomery St. S. F.

Dear Sir,

Mr Peirce, the gentleman who purchased the Lico Block, at Roseville, has not yet come to hand, once asks for a few days longer, within which to fulfil his contract, and, as we know of no other party to whom we can sell immediately, we have given it to him. He says he shall hope within a few days to be able to pay over the money to the Bank to whom you notified us that you had sent the bill. Regretting the unavoidable delay in [illegible]

Yours truly
[illegible] & Co

Dec. 3rd 6.

George C. Pratt Esq.
Berkeley. Oakland. Cal.

Dear Sir.

Your favor of the 15th is received. Regarding your letter, written some months ago, we placed it in the hands of a party conversant with El Cajon lands and particularly with your 10 acres, and he promised to furnish you the information required, but it now appears that he did not do so. We can only offer you our aid. We have made inquiries, and find some 60 to 80 acres to be in the Jarvis Peach, El Cajon Valley. The property has not been cared for, thus is with a perfect stand of vines, which deteriorates it value - perhaps it might be worth for $50 to $60 [illegible] unimproved lands in this vicinity being worth $100 per acre. If you wish to sell we will do the best we can do. Our commission, in case of sale is 5% absolutely [illegible] We think it as good time to sell now as any. Though it will probably advance in value - you can not expect to get more than the market price whenever you decide to sell.

Yours truly

The Land Office Map El Cajon.) Morse, Wheeler & Dalton

P.4.

San Diego Dec 2 6.

Chas A. Fremont Esq
Box Montgomery St. S. F.

Dear Sir:- Your favor 30th ult. received, but no abstract enclosed, so if you wish it brought down to date, send it. We suppose you refer to abstract showing Sanford's suit in 2.3.7.8 Jn Doc M.S. Hale & Higgins have the deed from Sanford to you in escrow, but know nothing of a deed from Sanford to Robinson or of one from Robinson to Sanford. Please write more particularly that we may use the missing deed. We have seen Babcock and he is willing to wait till you can complete abstract to block 225, and if title is O.K. will settle for various. He will pay proportional amount of the cost of the complete abstract on property he owns in M.S. but cannot agree to pay on that owned by the Coronado Beach Water Company as they do not intend [illegible] We have seen Tom Daley and he went to see Mat Crane. He requires a complete abstract of all proceedings [illegible] Daley says he will do the

at 20¢ for each page of abstract, or at $250.00 as a whole. There are over one thousand deeds before the partition, with winding tax decrees, law suits &c.

In Middlebrin proper there were a large number of Blocks sold prior to the partition under Tax Decree Sales, the purchasers of these had an interest of some kind that was passed upon by the Courts during the trial. Daly will pay a portion of the expense of an abstract, so will we, Coe Ivie, Morse, and probably others who contribute lawyers 1. Daly says he does not. On what goes to be result from either Attorneys generally are coming to [illegible] Outer County and Probate Court [illegible] abstract.

Property South of Grape St, (the Re-invation) is not so likely to be [illegible] an abstract prior to [illegible]

You will use your discretion about having a complete abstract made. We neither require which the other Company would, Chase, but we know Chase would much prefer its being made by Daly's Company. If you intend coming down soon, it might be well to let the matter rest then and you may decide on making of any further abstract.

Yours

Dec 3d 6.

Mrs Lucie D. Powell,
Meridian. Miss.

Dear Madam,

Your Postal of Nov 20th. to our Mr Moore received. We have paid your taxes for present year. Enclosed please find tax receipts, also statement of accounts to date and postal order for $48 .. , covering balance due thereon

Yours truly,
[illegible]

San Diego. Cal. Dec. 2nd 1896
(Date of renewal Apr 2 1896)

Mrs. Lucie Powell
In % with Morse Wheelen & Hallin

May	6	By	Cash from Wilson to June 6	25
June	9	By	Cash from Wilson to July 6	25
July	6		. . . . . Aug 6	25
Aug	6		. . . . . Sept 6	25
Sept	8		. . . . . Oct 6	25
Oct	7		. . . . . Nov 6	25
Nov	6		. . . . . Dec 6	50

May	10	To	Cash	pontoloran Lot. was sold Belmontine Lot. was sold Wheelwrightine	20 15
Aug	6		. .	. .	40 20
Sept	14		. .	Insurance	9
Nov	6		. .	Reports	10
Dec	3		.	Daily Times	19 55
.	3		. .	Dt No.	28 15
.	3		. .	Examination 110 0 5%	9
.	3		. .	Gil recording property	2
.	3		. .	Postal order sent out	48
					150 00 150 00

Please, [illegible]

San Diego. Dec 4th 6.

Mrs Anna R. Brewster,
Metuchen, N.J.

Dear Madam,

Yours Nov 22nd received.
Price of Roseview property, $800. to $1000. per block, though generally held at $1000 to $1200. Though sales are not brisk, we consider them as cheap as any on the Bay, outside of the business portion of the City, and good for speculative investment, in view of the coming of the Southern Pacific. As regards title to Roseview, it is perfect, as shown by the various abstracts.

Yours truly
Morton Whaley & Co.

San Diego. Dec 6th 6.

J. Neuberg Bro.
Los Angeles. Cal.

Dear Sirs,

Your several letters in regard to Lots 1.2.3 & 4 Block 15, Reed & Daley's Addition, received. The prices named in the last are considerably above the market. We suppose the four lots might be sold for $1.000, and, if you wish, we will offer them at that, otherwise, hold for your prices, which may or may not be obtain in the remote future.

Yours truly
Wm. L. Wheeler & Co.

San Diego. Dec 6th 1886.

A. J. Boyd Esq
Arlington Hotel,
Santa Barbara. Cal.

Dear Sir,

Your dec 3, enclosing key receipts, received. We have had same corrected by the City Road collector. it was his clerical error in making it out. The return came to you herewith. It is properly endorsed upon the back of Pass. Lots 2 & 4. Block 126.

Yours truly
[illegible] & Dalton

Dec 7 - 6.

Mrs M. E. Baugh.
San José Cal.

Dear Madam.
Your son handed us the money to pay taxes. 2 County $10.51.
Enclosed please find tax receipts. 8.51.
Yours truly
Geo. Tracy Sheriff

Dec 7th 6.

Mrs Carrie E. Bailey.
Placerville. El Dorado Co. Cal

Dear Madam.
Your nov 27th to Mr Moore with $19.46 received. We have paid taxes. Herewith please find receipts
Yours Truly
Geo. Tracy

178 6

C W Gates Esq
Mosiers

Dear Sir

We have an offer of sixty two and two dollars per acre for the sixty acres on the Willow Creek.
We consider this an excellent offer and would advise you to telegraph us by return mail.
We have another land adjoining the tract which we are asking $65 fifty dollars but can compute for $60 because the offer is made owing to the interest of living in those parts and is an old and valued friend.

Yours truly etc
Chase Wiley & Watkins.

Dec 9th 6

Chas A. Stetson Esq
204 Montgomery St. S.F.

Dear Sir,

The Sanford abstract has been brought down to Dec 6th, nothing further added to it, except to note that the taxes for present year had been paid. Sanford says that he is unable to find deed from him to Robinson, but that he (Robinson) will give another if so you desire. From examination of abstract, we believe the title to be in Sanford, but of this you are able to judge having examined it yourself. The money is to be paid on the 12th. Mr Higgins of Oakland has been [illegible]

[illegible]

Dec 10th 6.

Geo F. Hooper Esq
Sonoma. Cal.

Dear Sir.

Yours 6th inst with check $29.94 received. We have paid your taxes and herewith enclose receipts.

Yours truly
Thos. Riley & Dalton.

Dec 10th 6.

Jas Shea Esq.
Cor Mission St. S. F. Cal.

Dear Sir,

Yours 7th inst, enclosing $18.04 received. We have paid taxes on property belonging to Estate Mrs Helen Pascoe, and herewith enclose tax receipts.

Yours truly
Thos. Riley & Dalton

Dec 15th 6

John De Lancey Esq
Oakland, Cal.

Dear Sir,

Upon the inch enclosing $43.43 for paper and fees. We have paid Cash and herewith enclose receipts. There was a small balance due on settlement last year ($1.07) which was entered up towards our fees for attending to Clerk grading of "A" Street, leaving balance due thereon of 93¢, which item is too small to carry forward.

The streets were simply graded, neither macadamized or paved.

Yours Truly
[illegible]

Pacific Coast Land Bureau

Date	No.	Name	Price	Cash	Mortgage
[illegible]	62	[illegible]	280	5 85	166 65
[illegible]	86				
[illegible]	91	J. F. [illegible]	350	117	233
[illegible]	86	[illegible] Adams	300	100	200
[illegible]	85	John [illegible]	160	54	106
[illegible]	62	[illegible]	300	100	300
[illegible]	72	[illegible]	750	250	500
[illegible]	58	[illegible]		13	67
[illegible]	86	[illegible]		10	200
[illegible]	63	[illegible]		17 80	772 50
[illegible]	62	[illegible]		70	100
[illegible]	87	[illegible]		6	324
[illegible]	73	[illegible]		6 85	3579 15
		Rum[illegible]			
		Mer[illegible]			
[illegible]	66	[illegible]			400
[illegible]	59	[illegible]			
[illegible]	64	[illegible]			
[illegible]	83	[illegible]			
[illegible]	60	[illegible]			150
[illegible]	80	[illegible]		66	2784
[illegible]	87	[illegible]			
[illegible]	84	[illegible]			
[illegible]	85	Emma			100
				1146 66	9434

San Diego, Cal. Dec 1. 1886.

Pacific Coast Land Bureau

Date	No.	Name	Price	Cash	Mortgage
[illegible]	62	[illegible]	200	[illegible]	166 65
[illegible]	86	J. F. [illegible]	350	117	233
[illegible]	91	[illegible]	300	100	200
[illegible]	86	[illegible] Adams	300	100	200
[illegible]	85	John [illegible]	160	54	106
[illegible]	64	[illegible] & E. [illegible]	300	100	200
[illegible]	[illegible]	R. [illegible]	750	250	500
[illegible]	88	E. E. [illegible]	100	33	67
[illegible]	86	E. [illegible] Van Zandt	300	100	200
[illegible]	[illegible]	Wm. Wellington	1080	257 50	772 50
[illegible]	67	Geo. [illegible]	150	50	100
[illegible]	[illegible]	John [illegible]	500	166	334
[illegible]			4190	1310.35	3379 15

San Diego. Cal. Dec. 1. 1886.

Morse Wheeler & Allen

[illegible]	65	[illegible]	600	200	400
[illegible]	59	[illegible]	200	66	
[illegible]	[illegible]	M. M. [illegible]	500	357	
[illegible]	83	J. M. [illegible]	150	50	
[illegible]	[illegible]	James J. [illegible]	225	75	150
[illegible]	[illegible]	J. A. Mc. [illegible]	410	1.366 66	273 34
[illegible]	[illegible]	Mc. [illegible]	150	150	
[illegible]	[illegible]	M. A. Peal	150	150	
[illegible]	[illegible]	Emma C. [illegible]	150	50	100
			2335	1144 66	923 34

San Diego. Cal. Dec 1. 1886.

San Diego, Cal. Dec 11th 6.

H. H. Bancroft Esq.
San Diego, Cal.

Dear Sir,

We have in our hands for sale, Judge Rivers' ranch, 160 acres. (N½ of N.E¼ & W½ of S.E¼ sec 27. Tp 16 S. R 1. W.) about two miles from the place you purchased from R. K. Porter.

The land is mostly cleared. There is a small house, cost $600. farming implements, plows & mowing machine. A residence of water. 2 Springs, at least enough can irrigate 80 acres from them. Land, most of it specially adapted to citrus fruits, raisin grapes, olives &c. The proposed S. R. will run over a portion of the place, known as "Mabella". The price is $4000. The Judge wishes us to offer it to you thinking, probably, you might wish to purchase it.

Yours truly,
Pierce, [illegible]

San Diego, Dec 11th 6

Chas A. Spencer Esq.
204 Montgomery St. S. F.

Dear Sir.

Yours 8th with cover containing check on 11th Inst. was for $200 received.
We have taken that out of cover, with Nat. Higgins and placed same on cover. As we wrote Vanfra has not been able to get deed from Mexicans, but another can be here provided you wish it, though not necessary, as appears from the abstract, which shows the title to be in clear form. We have placed abstract and sketch you perfect, and so inc the Vanfra deed when recd.
You did say how to arrange for the M. T. abstract lack of Parkhurst. which at 20$ a page or less amount to [illegible] dollars. as a whole. Unless we can get more in the arrangement which you win, you and Mr Sepu will think to pick up [illegible] prospectus. what say you to this? what is the matter with the city? the city were coming down on us and that the matter might be adjusted this and [illegible] or not [illegible] [illegible] [illegible]. We doubt think that more than $10 to $15 can be had from each one however and besides

San Diego Dec 11th 6.

Chas B. Van Every Esq
Cor 19th & Broadway. Kansas City. Mo.

Dear Sir,

Yours Dec received. We have made enquiry at County Treasurer's Office and do not find any of the Certificates mentioned in yours Nov 20th have sent receipts.

Dec 15th 6.

Wm H. Curtiss Esq.
26 Broadway, N.Y.

Dear Sir,

Your favor 6th inst with $96. for Flour received. We must point hope on your property and hereafter consider the [illegible] the prospects of our Country not assured. If you have spare funds to invest you cannot do better than to do so here with absolute certainty of making a good profit on your investment within a [illegible] Our City property has doubled, quadrupled and in many instances increased hundred within the past [illegible] years. [illegible] on the main streets with from $200 to $300 [illegible]. We would like to see one of our clients reap some benefits from the Constantly rise. We send some printed matter for your information.

Yours truly, [illegible]

San Diego. Cal. Dec 15th 6.

Mrs Jennie R. Roberts. 378. 4th St. Johns St. San Jose. Cal.

Dear Madam.

Your 4th inst received. We deny you statement of Taxes 1885 on H 3 & 4 50. M. & S. As we wrote we can not see the advantage it would be to pay the same except to inform parties that you claim them. You might omit the payment for the next 3 or 4 years without prejudice to your title. But as you are acting under instructions of your attorney we will not remonstrate further. You will please send the money to reach us before Dec 20th on which date taxes become delinquent & subject to 5% penalty. Prior filing Lis Pendens, we believe have the right action within one year to issue Summons & serve Complaint. We are glad to know that you are so confident of success, and hope you may establish title to both of the lots, though we do not see how you can be more than 20% to one of them, except through Lyman E. Wolfe & Amelia Berg, who joined in the deed on one of the whole lots and was in fact their grantee

[illegible] and we believe find the hogs. The struggle
[illegible] in a former letter you writing to me upon
this subject. The wise work that the lots were
fenced in with stakes, the outside fences being
the same pickets fence fence up years ago by
the Stoffs, as per plan we took yesterday. The
Lots think we could have the property profitably
to our parts notwithstanding the dispute that would
be attend to break through the fence or perhaps
improvements thereon besides it would require more
of our time and attention than we could devote to the
matter in that. you would be willing to [illegible]
[illegible] however, we should have if any one that
would undertake it in preference, and willing to put it
[illegible] we write not the
[illegible] but a nominal rent [illegible]
We know of no further news here worth [illegible]
happen in the interest [illegible] We were all are
[illegible] your young [illegible] and all information in our power
to aid yourself & your [illegible] We think it [illegible] you have a [illegible]
to [illegible] the property if [illegible] better [illegible] to correspond
with some attorney here to attend to the [illegible]

Dec 16th 6.

Eugene De Bunn, the
sum of Two hundred Dollars
lot "A", as shown on Jackson
map of Middletown, lying on the North side
of Spring Avenue extending North 275 feet
and having a frontage of 200 feet on Spring ave-
nue, excepting therefrom the following described
land, viz; commencing at a point 275 feet
North of the N.E. Corner of Block 52, as shown
by the Survey and Map of Theo Van Dyck,
thence by Ed B. Young and J. H. Johns, thence
West 100 ft, thence North 50 ft, thence East 100 ft
thence South 50 ft to the place of beginning.

Twenty four thousand eight hundred
dollars.

on the 17th day of December 1886.

Consideration recited:

Allowing until the
evening of [illegible] 1886 [illegible]
in duplicate.

San Diego Dec 17

Geo B. Morris Esq
Morgan Coun. W. Va

Dear Sir,

Yours Dec 6th received, we have paid your taxes, herewith please find a receipt for the tax receipts. The reason of the taxes being higher this year than last is owing to the increased value of property generally. Our town is going ahead beyond any doubt, the population having considerably more than doubled during the past year and constantly increasing.

Your lots are badly broken — those in 19 are worth from three to four hundred dollars and those in 20, possibly more than this. When the estate of Osborn is probated so that you can sell to a good party let us handle them. You might have your 1/3 partitioned. or say you will sell for

You may be [illegible]

[illegible] contributing [illegible] Dear Sir

San Diego. Dec 17th, 1

Geo A. Archer Esq

c/o. A. A. Low & Bro. 31 Dutch St. N.Y.

Dear Sir,

Your favor 10th inst received with B/o for $11.08. We have paid more and herewith enclose has receipts. We have misplaced your letter of Aug 31, do not remember any query that required answering. If you will please state what it was we will answer the same on receipt. We surprise E of A go to be worth from $4,000 to $5,000 and E of A 100 from $3,000 to $4,000. and increasing in value

San Diego, Cal. Dec 17th 6.

J. C. Keighler Esq
55. Second St. Baltimore, Md.

Dear Sir,

Yours of 9th inst with $5.32/100 received. We have paid taxes and herewith enclose receipts. Refer to our letter Aug 8/85 you will see that 234-342 were sold to the State for 1874, though it appears the taxes were paid for that year. What we wanted was the State & County tax receipt for that year (with the City tax receipt) to establish that it was a double assessment, the return the City, please send us the County & State tax receipts, if you can find it, if not the property can be redeemed from the State. It is not absolutely necessary to commence probate proceedings here at present, but we would recommend the filing of a certified copy of your father's will giving you power to sell. The expense would be trifling and in case of a sale of the property the probate proceedings could be taken

6.

San Diego Dec 17th 6

J. G. C. Lee. M. D. C.
Room 612 Pullman Building
Chicago, Ill.

Dear Sir,

Your favor 4th inst with $12.00 duly received. We have paid taxes and [illegible] enclosed last receipts. Your property is upon the Mesa 1/2 mile East of False Bay, but far inside from the business portion of the city, (some six or seven miles distant) to be of much value yet. There is no one living very near it, and will likely be squatted upon. A squatter by gain title might not may be in possession but may have continuously for more than five years. We should judge the property to be worth about $5.00 per acre and it might be good, of course. For $165 per A. we do to keep for a city [illegible] investment and may become valuable in the course of time.

[illegible]
[illegible] Stanley McDaniel

San Diego. December 18th 6.

Wm H. Butler Esq.
Paterson, N. J. (31 Washington St.)

Dear Sir.

Yours of the 16th enclosing $12.00 received. We have paid taxes and herewith send receipt. We also send you some reading matter for your information. There are no improvements of a permanent nature, at the head of the Bay. It is all a boom on paper, as yet, with a remote future, as to prospects. Your land is distant about six or seven miles, in a southerly direction from the R. R. depot at National City, the terminus of the California [illegible] Atchison & Topeka & Santa Fe Rail Road. There is no ferry boat or vessel of any kind running [illegible] from San Diego to the head of the Bay. Land is worth in the vicinity [illegible] 20 [illegible], and upon [illegible] from $ to $ per acre. Yours truly,

Wm. Whaley & Co.

176

San Diego. Dec 15th 6

Mrs Lucy A. Wood
945 - 20th St. N. W.

Dear Madam,

We mailed the enclosed statement to you Nov 30th, but owing to it having been misdirected it has been returned. You will please give the matter your immediate attention that funds may reach us before the taxes become delinquent, this 20th inst. The misdirection having been our mistake we will attend to the payment of taxes before delinquency, and await the funds from you.

Yours Truly
Morse, Shaley & Kellen,

San Diego. Dec 18th 6.

Mrs E. A. De Frotte.
Santa Cruz. Cal.

Dear Madam:— Yours 15th rec'd on E. M. Morse. with $10 for $2.00 received, also yours Nov 28/86. We will pay taxes and send receipt in the course of a few days.
In regard to Mrs Serapta or Mrs Sarah E. White owning property, we have examined the assessment Rolls of the City & County and find nothing assessed to her. We have also enquired of S. D. Abstract & Title Co and they say no person of that name or with the initials "O. C." owns property in this County as shown by the records. Such a person may have an interest in property, but not in that name. She may have a deed which has never been recorded. There are several Whites owning property. You may have gotten the christian name or initials incorrectly. We leave it to you to make further enquiry, or if you can tell us the Lot and Block, and where located, in what addition, or the location of the property, we will [illegible]

If would be impossible, now, to see your [illegible]

San Diego Dec 18th 6.

D. T. Phillips Esq.
San Francisco. Cal.

Dear Sir,

Owing to a clerical error in writing "Clerk" instead of "Recorder", we request your brother to return the deed executed to McKew-he objecting to the same. Please execute the enclosed blank deed, filling in the date on the day of execution, and returning the same to your brother without delay.

Yours truly
[illegible]

San Diego. Dec 30th 6.

C. J. Rose Esq.
406 Montgomery St. S. F.

Dear Sir,

Your favor 13th inst received. We have paid your taxes. City County & State. amounting to $1.24
Our fee 1.00
Total $2.24.

[illegible] hesitate yourself to remit the [illegible] at present, at least, [illegible] does not like the idea of forfeiting the amount paid on account of the two lots in Roseville, and as we have tried to sell without being able to find another purchaser at as good a price, we have, with your sanction extended the time, and would ask of you not to withdraw the deed for the present. Just now the money market is [illegible] much being withdrawn for [illegible] will again be in speculation about [illegible] Yours truly [illegible]

San Diego Dec 20th 6

Mrs De Groff
Santa Cruz Cal.

Dear Madam—

Please find enclosed County Pay receipt. We wrote you a day or two ago about your son at Nathan al. We hear today that the adjoining ranch belonging to J. D. Sand & Co. was recently sold for $160. So you can see about what yours is worth, but as you do not wish to sell, except at your price, we can make no offer. The Co. refuse to sell at a big [illegible]

[illegible]

Yours [illegible]

Dec 2 and 6.

C. H. Gates Esq
Moultrie, Ga.

Dear Sir,

Yours 2d inst received. We have delayed writing till we could see the party who made the offer to purchase 40 acres in Mission bottom. He will not give more than $62.50, but we have another party who will go to look at the track in the course of a few days and should he like it, will give your price, $300. It is considerably above the market, but we will do the best we can. We have received one month's rent, so deduct from $58.89 the amt. received, leaving $ 10.
[illegible] $ 58.89

San Diego Dec 19th 6

Geo. W. Archer Esq.
C/O. E. C. Low & Bro. 28 Barling Slip. N.Y.

Dear Sir,

In writing the 14th inst, we have found your missing letter, August 31st. Your query was "in regard to the ruling values of property, and whether we considered them speculative or that San Diego had taken such a start that these values would be permanent." We did not answer the question because it would have taken too much time and space to do so in a letter, both since you considerably limited matter from which you could better be able to form an opinion. We had previously written, (August 18th) that lots Ex. No. 100 were worth at cash $3000 and Ex. No. 90 were more than that sum. But as yours Aug 31 named $5000 for Ex. No. 100, and it could not be sold for that sum, we were deferring to answer till we could get that sum, or some

near it. On answer to yours of the 10th, we wrote the 17th inst. that Eq. Ft. 90, to be worth from $6000 to $8,000 and Eq. Ft. 100, from $3,000 to $4000, and increasing in value. From this you may judge that values are constantly advancing and that it will not, probably, be long before you may realize your price of $6000 for Eq. Ft. 100. We consider Van Buren Ter. is fixed when a train based that our town passed and, in the course of a few years, became a large City. The population today is about 12,000, and it is thought that it will double the ensuing year. We on this day in receipt of your telegram, to "telegraph what Eq. Ft. 90 & 100 are being" and we have answered the same "Eq. Ft. 90 $6000 100 [illegible] [illegible] this given the extreme price named in our letter, supposing that you may have received offers from some of the small Clicks. Having written that you offer to do business through us, we will keep your for' regarding values, having in view earning a commission. Yours truly

17/24 6

Bancroft-Whitney Co
San Francisco

Gentlemen

Please ship us by steamer Oy. blank Cabinet - (15 drawers) to include therein the following "Bancroft Blanks" - Numbers 169 one hundred 171 - 200. 172 - 100. 175 - 100 177 - 10, 396 - 4, 397 - 3, 398 - 3, 826 - 5 827 - 5 - Also four books rent receipts, one book defts and one book plain receipts -

Very Truly etc
Moore Wadley & Dalton

Dec 24/86. Cleveland refuses to sell 10 or
to adjoining you and the 5 lots you wa
on the corner - but he will sell 3,
3:.32 & 33 at the price we named
you. This is the best we could do. Thing
you think favorable of this final
[illegible]

[illegible]

San Diego, Cal. Dec 24th 6.

Mrs Geo M. T. Hemenway,
[illegible] Commonwealth Ave Boston Mass

Dear Madam:-

Your favor Dec 15th inst, enclosing $3.45, received. We have paid [illegible] and herewith enclose Receiver's receipts. We don't know that the trouble of paying taxes is greater than formerly. When times were slack we could attend to business ourselves whereas now we have to pay clerks and increased expense generally. We also made the charge of a fee same as the year, if we remember correctly, last year.

We would call your attention to the amount awarded to you some time ago for a portion of Lot H, Block 783, New Jersey, condemned for Rail Road purposes. But no more word to you concerning this, but owing to the smallness of the award you refused to receive it. We think the amount was about $100. which can be had, tho it is not probable you can ever recover more. If you will send us a special power we can undertake to recover the same for a reasonable fee.

We have recently enquiry for your property at La Playa, if you wish to sell it. No more jobs for us. Prices have been very good and realize on an average about [illegible] to sell lots. We have not much faith in property now to expect to realize anything from it in our lifetime, tho we think it may be of greater value in the near future. If Mr Hemenway [illegible] you decide [illegible] we will [illegible] to sell lots for you [illegible]

Dec 28th 6.

Wm C. Wilson & Co
619. Chestnut St. St Louis. Mo.

Gents,

Your favor, enclosing check for $50, received this morning. Shall collect Taxes delinquent yesterday. We will do if we can get them in without penalty and then send you receipts of Collector as well as for the bill in the course of a few days. The enclosed receipt of "Stakely Dun" for one year ending Jany 1st 1898. $2.50. As regards the payment of back City Taxes and the redemption of Deed No 31, we will attend to them more at leisure. Just now, being the end of the year, we have all that we can possibly attend to and then make returns. Your property will be returned in the names of Wm C. & Alexander D. Wilson next year and we will give you timely notice for payment. Yours truly

Wilson Stakely & Dun

San Diego. Dec 28th 6.

C. M. Gates Esq.
Monterey, Cal.

Dear Sir: Yours 23rd inst. with check for $53.90, received. We pay all County Taxes before delinquency. In the course of a few days we will pay City Taxes, and then send receipts.

The Board, yesterday, let 40 acres in Pueblo Lot 110 to R. H. Cleveland for the amount named in your letter, $1000, and he has made sufficient deposit to bind the bargain. The balance to be paid when upon an abstract and delivery of deed free of encumbrance. We enclose blank deed to you for execution understanding that you have power of attorney. Please fill in name of grantee and date of execution, acknowledging before a Notary Public. Should you not have the Power of Attorney, please forward the deed to your mother, with instructions as to signing and to return deed to us with instructions how to work the matter. We can do upon receipt. do not forget to send us (the Power of Attorney for record, the abstract to date, please. Note if it has not been examined. We will attend to the matter of taxes on 40 acres, bills, when we have more leisure. Yours truly, [illegible] & Co.

Lizzie can't have cash now as she means first [illegible]

San Diego. Dec 29th 6.

J. Morton Esq.
Fort Battery St. S.F.

Dear Sir

Yours 24th inst covering $16.05. The bill taxes on Geo G. Wood. Dec 28, before coming delinquent. Herewith please find enclosed tax receipts. Taxes are higher because property is worth more, and the presumption is that there will be higher still next year. Lots 9 and 8 - 25 are worth respectively $1000 and $500, and 20 acres in N½ of NE¼ of S.W.¼ from $10 to $20 per acre [illegible] We think we could sell such about the prices within 30 to 60 days [illegible] In order of course to see good [illegible] We will do the best we can in obtaining good prices. There is a suit regarding ownership of the Letterd Pueblo lots which may have a bearing upon the validity of your title without however disposed [illegible]

Yours Truly

San Diego. Dec. 29th 6.

C. M. Kenny Esq.
202. Market St., S. F.

Dear Sir.

Your favor 20th inst enclosing Clerk's 19/100 received. We have paid taxes upon property assessed to Col C. C. Kenny and herewith enclose receipts! Right you are we will return the property in your name.

We don't need statement of Mrs E. P. Kenny to you can to forward, only knowing her address. We have not heard from her and there is now a penalty of 5% upon unpaid half due the County. Will you please furnish us her address that we may write to her.

Yours truly
[illegible]

Fort Union, New Mexico.

Dear Sir,

Your letter with a $11.66 received. The two pens have come safely. Please find enclosed the two receipts.

Your bill B-128 is worth eleven. Thanks you will be paid, satisfy the same as the bill we sent.

Yours Very

Oakland Cal. Sept 6.

Wm H Carr Esq
466. Eighth St. Oakland Cal.

Dear Sir,

Yours of 24th with bill of account. I have paid your bill & Mrs and received receipts. Mrs Shaw and family are in town with others intended for Colorado. Mrs Carr and wife are expected here in a few days. We expect the weather in the course of a few days to be cool. [illegible] We miss the [illegible] you have to your wife during a [illegible] of good, pleasant, prosperous [illegible]. Do you hear this added to your health and strength? [illegible] unfavorable weather on in Redbluff. [illegible] and prospecting [illegible] fundamental [illegible] with [illegible] and [illegible] grounds. Upon [illegible] Lots 2 & 3 Block 19 for [illegible] [illegible] a fine [illegible] has been built. [illegible] Stevens [illegible] from [illegible] to Columbia Beach. [illegible] you have been [illegible] [illegible] [illegible]

San Diego, Dec 3 6

Geo. H. Hosfin Esq.
Vinoma, Calif.

Dear Sir, We have not yet had time to examine whether you have any interest in T. 52, which depended by Capt. to you. It is impossible to tell from the record what the letter is. If you have the original deed please send it to us and that may determine the matter, the being again filed on record. We think we can get the $1,000 you are now interested in San Diego and perhaps more — will we upon. Please send reasonable offer made? Place it, no proceeding. Mr Hill, does acquiring for a little if now prospecting to say, [illegible] happy Christmas

Yours truly
[illegible]

San Diego Jany 3d 7590

Wm C. Wilson & Co
St Louis. Missouri.

Dear Sirs,

We have paid taxes for 1886, on property belonging to Wm C & Alex D. Wilson, assessed to "Unknown". 103.34 acres in 1238 not assessed to any one, consequently can not be sold. We will attend to having our the property assessed to Wm C & Alex D. Wilson next year. As soon as we can do so we will attend to paying back City Taxes and the redemption of Certificate No 3.

Yours Truly

Jany 3d 7

Dr Sir

Yrs of Dec 29th enclosing forty order for $ 2nd received & have sent tax receipts. Mr Pierce has a friend who will take the blocks as he wishes the deed made direct to her name we enclose one which you can have properly executed & the money will be forthcoming this time we are sure. You can send deed as before to Consolidated National Bank

Very Truly

San Diego, Janyᵒᵈ 6.

Mrs Jennie K. Roberts.
378 St John St.
San José. California

Dear Madam.

We received your favor of Dec 27. also, by Express, $17. We have paid taxes on H & I – 1/80. N. S. D. and herewith enclose receipts.

Yours [illegible]

San Diego Janyᵒᵈ 7.

M. A. Aguirre Esq.
San Gorgonia. N. B. Co. Cal.

Dear Sir

We received the 29th ult $31.21 Have paid taxes on your property and herewith enclose receipts.

[illegible]

San Diego Jany 4th 76.

James H. Rudd Esq
Lyons. N.Y.

Your favor Dec 13th to Mr Noble has been handed to us to answer, he having sold out his interest in the old firm to our Mr Dallons. Your brother Charles bought from the City the E½ of Pueblo Lot 1220 and sold the same. The City never sold 1165. Your brother, we understand, bought the property, inadvertently assessed and sold at tax sale. So does to your brother, who sold 20 acres to John Mejeo & he through others sold to Dan Fitch a sharp lawyer who brought suit against the City to quiet title to the 20 acres. The suit has been decided against Fitch, upon the ground, being city property it could not be assessed and sold. This decision decides title as to ownership of other claimants. We send you a map, taken from the Passee Official Map made from actual survey of the Pueblo Lands. Upon this you will not find Pueblo Lot 1165, though shown upon the official map of

Poore, which was simply a compilation of the then existing surveys (1865) of some portions of the Pueblo Lands only, but now in the vicinity of 1165 – that portion was entirely guess work, as proven by the actual survey of Pascoe, 1165 was found to be in the water, as well as portions of other Pueblo Lots as shown by the Poore map. We have tried to make this clear, as you will see by the map we send you by mail – the blue lines indicating the shore line of the Bay as shown by [illegible]

We can not see that you can possibly have any interest in either of the Pueblo Lots 1165 or [illegible], and so other must have believed, which will account for not having [illegible] relations. We do not see that the lawyers referred to can possibly benefit you. They may perhaps search a little [illegible] but if they are willing to purchase your interest in 1165, at the amount we have made we recommend you to accept. If [illegible] then make

Your letter of the 17th, enclosing $54.[illegible], received. We have paid taxes by Brandler and C. G. Rudd, Estate, and send you the receipts herewith. McNamara has paid down on his own back rents & rent and we have [illegible] him that he must pay in full or give up the premises. We suppose the lot is [illegible] cost worth and might be used for $100 each and perhaps more if you had a good title thereto. We have heretofore written so much about your property and advised you what to do, we can only [illegible]

If the estate of Brandler was probated in this County, so that the Court could use it, we suppose it might be used for

Whenever you have the property in shape and wish to sell it we will examine particularly and let you know promptly. For the time and information given to your enquiries, we are necessitated to charge you a fee of $5.00

Yours respectfully

P.S. make certain that the [illegible] will [illegible]

San Diego. Jany 4th

Rec'd J. B. Gray.
Mt Pleasant. Washington D.C.

Dear Sir,

Your 20th Dec. with remittance received. We have paid taxes and kept with plats and contracts, taxes on the property in Shuman's addition in writing. Your lots 1.2.3 - 48 might be sold for about $1000 for both. Should you wish to sell at any we will do the best we can for you. We think you will lose nothing by waiting as when comes as the town is increasing rapidly in population, having more than doubled during the present year.

Mr Cleveland still resides here, practically retired from business. He appreciates your remembrance of him and kindly inquiries. Yours truly

[illegible]

San Diego 16-1887

Mr W. H. Frick
City

Dear Sir

You will please take notice that the rent of the building now occupied by the below in the Pryant block will be One hundred ($100-) dollars from February 1st 1887.

Thos W. Haley & Dalton

Jany 5th 7.

John W. Herron Esq
64 W. Fresh Third St. Cincinnati O.

Dear Sir,

Your Bill of 21st with miscellaneous $28.85 received. We had already paid the Bills upon [illegible] Cincinnati Engr including W. E. [illegible] 57, claimed by [illegible] Harry Selus Esq, the Attorney, having the matter [illegible] has instituted double proceedings and our Mr E. W. Scott has been [illegible] We presume he will write to [illegible] concerning this & the matter of the [illegible]

Yours Truly
[illegible] Shaler & Co

Telegram

Cumnow 6th 7

Mr A E Palmer
90 Montgomery St
Savannah Georgia

Best offer to-day twenty five dollars per acre because it worth about forty dollars per acre

Moses Worley Patton

Mr. H. [illegible]
[illegible] St. Oakland Cal.

Dear Sir

Yours 3rd inst. enclosing check for received. We have examined in regard to payment taxes: 1/2 T. 52 R. 24. Near San Diego and find that same have been paid for County, State & Cal., for 1886, by Spencer & Birmingham, for account of Pulita & Alfred Wilcox.
We hold the money subject to your order, & will apply it in redeeming Sec. H. Block 7/791, area to State for tax 1876, Cert. 322, provided you instruct us to do so. Hoping to see you soon, we remain &c.

Jany 5th 7.

Messrs Addison & Adams —
National City.

Gents,

A client of ours owns all of Block 2 in 10 acre lot No 10 in Section 16, National Ranch. He wishes to know what it is worth. Some time in September we wrote him, from the information then obtained that 1/2 of said lot, 5 acres was worth about $1000.
Please let us know the value of the 10 acres, now. Something may result from the information for our mutual benefit.

Yours truly.

Jany 6th /

To Mr. Gates Esq.
Monterey. Calfa.

Dear Sir,

Your 12th inst enclosing Mrs M. A. Gates deed to Jesus Moreno lately received. It was O.K. and the money paid thereon.

We enclose s/c Sales and draft, covering balance, on Pacific Bank, San Francisco, favor Mrs M. A. Gates. $2,845, being net proceeds. Cost of draft $2.85, we have charged to your sale account, which we will make, with our bill to you, also account of back taxes paid on the same land. We are getting $20 per month for the 6th the back taxes. If you wish to [illegible] We think there are some back taxes to pay on lands in Red area, [illegible]

Yours truly
[illegible]

San Diego. Cal. Jany 5th 1887

Mrs. M. A. Gates

In ac with Morse Whaley & Dalton

Jany 5	By Cash. Rem R.H. Clearsland for 40 acres Mission Valley		3000
Jany 5	To Abstract	5	
. .	Commission 3000 @ 5%	150	
. .	Rec'd to balance.	2845	
		3000.00	3000.00

Witness J. F. Jones
Mrs M. A. Gates.

Morse Whaley & Dalton

Jany 6th 7.

Wm. H. Butler Esq
31 Washington St. Paterson, N.J.

Dear Sir,

We are requested to report an offer of $4,000 for your 120 acres at the head of the Bay. We consider it a very fair offer at the present time. If you wish, write or telegraph to us, and we will secure a deposit and send you an agreement.

Yours Truly,
[illegible] C. Watts

January 5th 71.

Luis de S. Ozorio Esq.
Alamosa, Conejos County, Colorado.

Dear Sir

We are in receipt of your favor of January 2d 1887. We think we can sell Block 2, in 10 acres Lots 10, 11 & 12, 165, National Ranch for about $1.000 and purchase $2.000. East. If you wish to sell write us reason to us, and we will [illegible]

[illegible]

January 5th 7.

A. G. Edwards Esq.
San Francisco.

Dear Sir

We enclose B/E covering amount of Bill for "Coast Review", which please receipt and return. Being no longer connected with Publication please discontinue sending the Review

Yours truly
[illegible]

January 8th 7.

Messrs Bancroft Whitney Pub
San Francisco Cal.

Dear Sir.

Cabinet of Bancroft received. We enclose B/E covering amount of Bill. Please receipt and return.

Yours truly
[illegible]

Jany 8th 1.

Mrs Amanda E. Palmer.
90 Montgomery St —
Savannah, Ga.

Dear Madam.
We received $33.75 for the payment of Papers. We enclose her receipts. Dr Mr. Morse has written regarding the 1875 — Shannon prices —

Yours truly,
Morse, Tilney & Sutton

Jany 8th 7.

J. Thatcher Smith. Esq

Dear Sir.

We have sold Lot No 202 Horton Addition and fractional lot adjoining in Bay View Homestead. For net you $2000. and have received deposit. Thursday if you come to the office this evening at 7 O'clock you can execute deed before Notary. which you can leave with us for First National Bank to be delivered upon payment of $ [illegible] after examination of title. [illegible]

NOTE!

OUT OF

SEQUENCE

Jany 8th

Chas A. Peterson Esq
Chief Agricultural Commissioner
Washington D. C.

Dear Sir,

We are requested to report offer of Fifty Dollars per acre, half cash, balance one year without int. We told the party that you would probably require all cash at limit, should you be willing to sell at reduced price. The above refers to your 20 acres in Pueblo Co.

Yours Truly
[illegible]

Received from J. Hallen Smith his deed to E. ½ Morse for Lot K Block 202 Horton's add and fractional lot East of said lot K in Carrillos addition fronting on 6th St.

Consideration $2100.

We have advanced him one hundred dollars on a/c to be returned in case title is not satisfactory, and if satisfactory we are to pay him the further sum of $2.000.

less our comm	$100.
cost of abstract	7.50
" " acknow	1.00
City or other taxes	

Morse, Wheeler & Calvin,

San Diego Cam 8/82.

Jany 8th 1887

Chas M. Kenny Esq.
202 Market St. S.F.

Dear Sir,

Will you please address the accompanying letter to Mrs E. P. Kenny and inform us of her address that we may hereafter write directly to her.

We have advanced State & County taxes not wishing to let them go delinquent. We enclose a remittance of $1.75 from her to reimburse us and then we will pay the City taxes and send her the proper receipts.

Yours truly,

Jany 8th 1887

Mrs E. P. Kenny.

Dear Madam —

We returned your property for 1886, Tenth Statement in November to C/o Chas M. Kenny Esq. to forward to you. We now receive a remittance of $1.75, (the amounts of City and County taxes, and our fee,) before the County became delinquent, we paid the same.

You will please remit on receipt of this the amount ($1.75) and we will then have the City taxes and send

January 8th 7

J. M. Howard.
Pomona, Cal.

Dear Sir.

We paid your taxes for 1885, for which you sent us the money — We returned the property (E½ Foothill block 419 Harbors Addition) to the assessor in your name for 1886. Sent you a statement of taxes and our fee, in November but not hearing from you, before becoming delinquent, we paid the County taxes and have the receipts for the same. The City taxes were soon become delinquent. We wish you would send us the money as per statement sent, $1.65, when we will pay City Taxes and send receipts for both City and County. About a year ago you offered to sell the property. If you will name your price we will see what we can do with it.

Yours truly
[illegible]

Jany 8th

Reuben Snyder Esq.
Columbus Bartholomew Co. Indiana.

Dear Sir,

January 8th 1

Reuben Snyder Esq.
Columbus. Bartholomew Co. Indiana.

Dear Sir,

The enclosed statement of taxes requiring $6.12 [illegible] remaining same before becoming delinquent, we paid State & County taxes. You will please remit us the amount with such delay that we may pay City tax before delinquency and [illegible] upon receipts

[illegible]

Jany 4th 7.

Thomas C. Davis
Harrisonville Ralls Co. Mo.

Dear Sir:

We send you Veg 40 ft 56. the receipt of taxes, on E½ Block 17. Bay Cities Homestead which you used to pay, amounting with our fee, to $12.49. As the property stood in your name, 1st of March last, you should pay the taxes, and hope you will send us the money. We certainly earned our fee of $2.00 and, according to law and custom, you should pay the taxes, as you were the owner of them at the time of levy of assessment.

Yours truly

Valuation

made by Rose Nyles Dalton upon property of
Thos Hayburn Esq January 10. 1887

W½ Block 4 Norton's add			
Lots E.F.G.H	Blk 100	do	6000
" 100 x 100 ft	" K	"	3000
" A and B	Blk 773	Nuevo landings	4000
" B. F.	" 760	"	4000
Blk 12		Culverwell's	9000
[illegible]	Blk 2	Middleton	7200
" 11	" 4	"	1800
" 1.2.3rd.11	" 6	"	3600
" 5th 7	" 9	"	3000
" 2 " 3	" 12	"	2500
" 9	" 13	"	1200
" 3	" 14	"	1200
" 3rd 11	" 16	"	2400
" 2	" 27	"	1200
" 1	" 29	"	1000
" 1.2.3rd.10	" 43	"	4000
" 4.5.6.7.8th.9	" 62	"	6000
" 3.4th 9	" 116	"	1200
" 9.10. " 11	" 78	"	1800
" 6	" 29½	"	700
Block	121	"	3500
"	126	"	1000
	91	"	1800
Lots 5 & 6 including 70		"	1800
Right of Way St 115		"	400
" " "	" 124.125.126.127		500

Jany 12th 7.

Alta Calfa. Pub: Co:

Please find enclosed $10. for advertising in your paper $10. Receipt. Please send return to.

Yours truly
Morse Wheaty & Dalton.

Telegram

San Diego Jn 7

Geo T Kruger
31 Burling Slip
New York City

Sam L. Lyle one hundred
offered Sixty Five
Hundred for Ninety
Cash

Morse Wheaty & Dalton

Jany 11th 1

L. V. Rose Esq,
406 Montgomery St. S. F.

Dear Sir,

We feel happy, having closed the sale of your books, 195 & 204, Rousseau. Mrs Bingen having paid cash into Bank so as to net you $1600.

We regret that the sale was so long pending, but it was owing to the inability of the Prince being unable to complete sale on him. The Bank said they would forward draft to you immediately, so that you will doubtless get the money by the time this reaches you.

We hope to have further business with you or friends you may recommend to us, with respects,

Yours truly
Morton Whaley & Co

[illegible]

Jany 13th 1.

George A. Archer Esq.
31 Burling Slip. N. Y.

Dear Sir,

In conformity with your telegram of this date we have sold your lots E & F, Block 90 Hitchcock's Addition for Six thousand five hundred dollars, Cash, to D. C. Reed, having received earnest deposit thereon from him to bind the trade, providing abstract shows title free and clear of encumbrances, on your, of which we have no doubt. We enclose blank deed for execution, which please return to us as soon as possible, with instructions how to remit funds to you. Please fill up blank with your residence and date, and acknowledge before a notary. The other lots E & F, Block 100 are now sold for your future order.

Yours truly,
[illegible]

Jany 14th 7.

J. Yrallen Smith Esq
Smith Hotel #106. Los Angeles, Cal.

Dear Sir:— We wrote yesterday having closed trade of Lots K-202 Horton and part lot 1-3. Commercial addition. Herewith, enclosing, please find account Sales of same, and depositing to Consolidated National Bank for $1885 77/100, covering balance due thereon. The charge or item, in agreement, of $100, for drawing deed and acknowl was an error which we have not insisted upon, the item for abstract $7.00 and City Taxes, $41.75, is as agreed upon [illegible]

We hope you will find all satisfactory, and that we may have further business relations together. In paying City Taxes, yesterday, we noticed that on lots 1-3 Commercial and K-202 Horton, the taxes on the balance of [illegible] to whom you rented the house came in to arrange for the balance, rent and stated that he had paid you $20.00 (as per proforma in which we have charged for your [illegible]

Yours truly.

Jany 14th

Voucher by Morse, Whaley & Dalton, for a/c of Hallen Smith — Los Angeles. Cal.

Fracl [illegible] 1. 202 Horton's Add
& Dl. [illegible] 3. Corinthian Add } [illegible]

Cash advanced to [illegible]	[illegible] 00.
" paid City Tax, [illegible]	4.73
Amt you received for Bekwood.	2.
Abstract Co for Abstract	7.60
Commission on Sale	100.
Deficit Pag (Consolidated Mtg Bk)	1.885.77
	$2 00 00 & 10.00

[illegible]

San Diego, Jany 15: 1887

Mrs Powell

Dear Madam

The close of the year is an exceedingly busy time with us. We have on our books hundreds of names for whom we pay taxes and render accounts — I have been absent also considerably, all together, leaving our office for neglecting business at this season of the year.

We have learned that a fair house can be built for $800. which will rent for about $25.00 or $30.00 each per month, if located on your lots, which are well situated for renting.

If you come there will be no difficulty in making contract for building the houses, payable upon completion, if we guarantee the payment, which we will do.

We do not think the family in the present house would have to move out necessarily because we offer a house with families living in them.

If you notify us to go ahead, we will finish things as rapidly as possible.

Yours truly

Morse Whaley & Detta

by E.P. Morse

San Diego. Jany 18th 7.

C. W. Gates Esq,

c/o. A. E. Pomeroy, Los Angeles, Cal.

Dear Sir,

Your favor 14th inst received, acknowledging receipt of funds, and promising to write again in a few days. We should like to have price on some of your property, particularly 40 acres near National, in which Mr Wright is interested. We can get a good price for it now, say about $2.50 per acre. If you are disposed to sell, and will fix the price we will see what we can do.

Yours truly

Morse, Whaley & Co.

Pg. 619

MISSING

San Diego, Jany 18th

George H. Hooper Esq. Sonoma, Cal.

Dear Sir:— Yours 10th just rec'd. Suit has been commenced for the condemnation of lands for Right of Way and Depot Ground by the S.D. Central R.R. Co. vs George H. Hooper and others, owners of property in San Diego. All the interest that you have, that we know of, is lots 8 & 9 in Block 18/80 &c. We think it would be advisable to authorize us to employ counsel to look after your interest and as this would be done [illegible] with others the expense [illegible] But should you allow the case to go by default, the amount of the award would be very [illegible] We send you one of the Blank Dem[illegible], though you will probably be served with them and want you, if so you wish, to employ [illegible] We are ourselves interested through our No 1 Mark, besides having several other clients besides yourself. We return the "Supreme Court decision" Steph. The case referred to is not a parallel one—the

parties being in possession of the property, which neither you nor we have been in possession.

We wrote that we thought we might get $500 for all your interest in New San Diego. We are now authorized to make that offer by Gen. Vigoreux and others who will form a syndicate to manage it, thinking to pay $500. for your interest in New San Diego.

Hoping to hear from you soon in regard to authorizing us to act for you in consummating this — we remain

Your Truly,

[illegible]

Please call at office. We wish you to clean out and fix up a pretty on lot C-44 Horton Add. and then have some into a dry goods store. Also to see Mr. Pierce living on lot 8 block E. who has created a nuisance on our lot D. well by emptying slops thereon. Outlandish sick will have to be removed, and as we are having the lot fenced in this should be attended to soon.

By going this you earlish attention you

[illegible]

Yours truly,

[illegible]

San Diego. Jany 18th - 9.

John R. Blocker Esq.
40 Pine St. New York.

Dear Sir,

Our Mr Morse wrote you a few days ago about condemnation proceedings in Minn. here and New San Diego. Herewith we enclose copy of the complaint that you may more fully understand the matter.

We would urge upon you the importance of having an attorney here upon the ground, and hope you will be induced to come on over Mr Morse to arrange with one for this purpose.

Yours, respectfully,
[illegible]
[illegible]

San Diego. Cal. Jany 19th 1887

Dunham Bro.

On a/c Moore Whaley & Sutton

(Last Statement rendered Sept. 23 1886)

1886 Oct	1	By Cash.	Barlow & Nov.	1	15
	5	. .	Van Vandt . Nov.	5	50
	7	. .	Hauch . Nov.	1	20.
Nov.	1	. .	Barlow. . Dec	1	15
.	2	. .	H.M.L.A . Nov.	1	60
.	5	. .	Van Zandt . Dec 6.		50
.	8	. .	Hauch . .	1	20
Dec	1	. .	Barlow . Jan	1	15
.	1	. .	H.M.L.A. . Dec	1	60
.	4	. .	Hauch . Jan	1	20
.	7	. .	Van Zandt . .	5	50
	29	. .	H.M.L.A. . .	1	60
1887 Jany	3	. .	Barlow . Feby	1	
.	5	. .	Hauch . .	1	20
.	5	. .	Van Zandt . .	5	50

Oct	4	To Cash.	pd Thornberg		325
	9	. .	. Hebbth cleaning yard		4
	11	. .	. Simpson . rubbish		225
Dec	1	. .	Amn. P&H. 37282	75	
.	6	. .	A. A. Lumber Co.	11 28	
	20	. .	Oak & Co Taxes	152 78	
1887 June	5	. .	Lumber. H.M.L.A.		252
.	7	. .	City Taxes	105 99	
.	7	.	[illegible]		3
.	19	.	Commission collecting $15 @ 5%		24 25
.	19	.	Check returned to bank	101 63	
				185 00	875 00

Moore, Whaley & Sutton.

Mrs Fanny Fulkerson
In ac

[illegible] 27	By Balance due you as per ac Rendered to P. Orell		23
Dec 15	. Cash from Nurney to Jan 15		25
Jan 16	. . . . May 15		2
[illegible] 15	. . . . [illegible] 5		30
[illegible] 1	. . . . April 1		15
	(house vacant April 1 to Jan 5th)		
April 5	By Cash from A P Fitzsimons to May 5th		30
May 5	. . . Fleddon to June 5		30
June 9	. . . . . July 5		30
July 26	. . . . . Aug 5		30
Aug 2	. . . . . Sept 5		30
	Fitzsimons notice Oct 5th owing 30		
	house vacant Oct 21st		
Oct 21	By Cash from Mr Cleary to Nov 21		35
Nov 28	. . . . . Dec 21		35

Dec 24	To Cash Slate to Taxes	20 27	
	. . Coky	7 56	
[illegible] 16	. . Repairs to Sink pipe	1	
[illegible] 27	. . Sidewalk 4th St	8 50	
[illegible] 11	. . Seven days	1	
[illegible] 1	. . Fee buying taxes	2	
[illegible] 18	Cash pd to P. Orell	30 38	
[illegible] 22	. . Rent pd to Feb	2 50	
[illegible] 2	. . Insurance	10 20	
[illegible]	. . Repairs to Water pipe	1	
	. . Grading lot L 201	109 36	
[illegible] 3	Fee	2	
[illegible]	Cash putting in glass	1	
19	. . Grading lot A 201	74 77	
[illegible] 23	. . pd Wm Power in ad for Repairs	39 34	
[illegible]	. . Fee Receipt	1 25	
Dec 6	. Stamps & Envelopes	4	
6	. . Collecting Rents	1	
[illegible]	. . Insurance [illegible]	9 15	

Apr 6.	To balance [illegible]	27		
" 27	" Bank. Block to [illegible]	42 84		
1887 Jany 7	" " Debt "	29 40		
" "	" Commission on $35	1 75		
" "	" Balance			39 26
Apr 27	By Bank. McKeehan & Jany			35
		$ 74 26		74 26

Balance, as above 39.26
" due Van Pour 33.66
Erasing b.f. Sh. Dr 138 39.44
Sold Note 3. 12.15

Branch with McKeehan & Jany
21st. to Debry 21. less Comp. 33.25
$91.26

San Diego, Jany 19th 9.

Mrs E. P. Kenny, 628 Market St. S.F.

Dear Madam:— Your favor rd the inst. with P/O. $1,975, rcd. We have paid your taxes, and herewith, please find enclosed, receipts.

We find from examination of Recds abstract, the following:—

7/92 Deed, Mrs E. P. Kenny & J. M. Kenny to J. C. Thompson, rec'd in P.R. 229.

5/93 Deed. J. C. Thompson to E. P. Kenny & J. M. Kenny. Conveying above on payment of $500.

5/93 Deed Chas C. Kenny to C. M. Kenny & J. M. Kenny, rec'd in Deeds Bk 229

5/93 Deed. Geo: Davidson to Mrs E. P. Kenny & Frank H. Kenny. Conv'd P.R. 230. on payment of $500.

There is no deed of record from them to Davidson, in this City. We can not obtain, and can not certify to the correctness of the above or whether it be all effecting [illegible] of you will [illegible]

[illegible]

Very little could be obtained for the property if offered for sale at the present time. We might [illegible]

The mud flat and the surrounding property will become [illegible]

The know of several tracts of land desirable located for Colony purposes.

1st, 2400 acres R.R. and stream of water running through the valley, part of the land being on side hills and on the mesa, suitable for small farms, vineyards &c, about eight miles from P.O. and within the Pueblo limits. Price $40. per acre. on easy terms.

2d, 1800 acres, Santa Maria Ranch, near Peninsula, San Diego County at $10. per acre.

3d 1.000 acres, 20 miles from Town at $10. per acre.

Besides other desirable tracts.

Now respectfully, the parties desiring to purchase would probably come to San Diego, where we can explain more fully.

Yours truly,

Murray Whaley & Dalton

Jany 22 [illegible]

[illegible] Cockrell
[illegible] Congress

[illegible] are hereby authorized
[illegible] to lay down a track
over the Bridge of Gardiner's Point [illegible]
[illegible] to connect
with the [illegible] & Stony
[illegible] and use the same
[illegible] to be removed at any
[illegible] or whatever shall
[illegible] of Congress
by [illegible]
[illegible]

The firm of Morse, Whaley & Dallow is this day dissolved by mutual consent, E. P. Morse retiring therefrom.
The business will hereafter be carried on by Thomas Whaley and R. H. Dallow, under the firm name of Whaley & Dallow.

San Diego, January 22d, 1884

E. P. Morse
Thos. Whaley
R H Dallow

The new firm of Whaley & Dallow have my best wishes, and I trust that the patrons of the old firm and the public will ~~extend~~ continue ~~to~~ to favor them with the patronage
[illegible]
E. P. Morse

Jany 28d 7.

E. S. Rose. Esq.
406 Montgomery St. S. F.

Dear Sir,

Your favor 16th inst received. As you hope there is some little due in R. O. We have sent several books then at prices in advance of those obtained for yours. We begin to think that the probability is that your uncle will make considerable for his interest than once that he may yet "walk three deep in twenty dollar gold pieces," as was once his aspiration. Your uncle has handed us the deed for to acres in 12th. block J. as he says you deeded it to the P. F. Company years ago, we do not see any [illegible] The most you might have, as we wrote, be benefited [illegible] your uncle has his ideas about measuring lands which he studied to [illegible] He hasn't about it [illegible] because public lands [illegible] to government by act of Congress, that [illegible] But to satisfy them [illegible] we intend to submit the question to an attorney [illegible] As regards the Rail Road Grants [illegible] you received from the S. J. & C. R. R. [illegible] the amount received from Mrs Stoll or rather from the records of the Birds paid by the [illegible] to the Company, besides the Company has assumed [illegible] which it could [illegible] We have heard of Mr Schussler

who was here some time ago in the employ of the Comstock Beach Company laying water pipe across the Bay, and also in the employ of the S.F.B. Flume Company. He shall entertain the pleasure to make his acquaintance, trust that it may be mutually advantageous.

We have recently made a sale of some property for your uncle Dick with sufficient amount to enable him to liquidate his debt to you. He acknowledges that he owes you, but with quite as much as you say, $900. or thereabouts. He says that he owes you about $300, and that it is his intention to pay you just as soon as he can effect the sale of property sufficient to do so, which we think will be soon, as there is more frequent inquiry for Oakland property.

Our Mr E. H. Morse, has recently withdrawn from our firm, owing to ill health and him enough business of his own to attend to.

Yours truly
Staley & Mathews

Jany 23rd 7.

Chas A. Wetmore Esq.
C/O. Clarence J. Wetmore Esq.
Dock Montgomery St. S.F.

Dear Sir,

You will see by Complaint, enclosed, that you are made a party defendant, in a suit brought by the S.D. Central R.R. Co. for the condemnation of land. We can not see what interest you can possibly have in the property specified, as it is set on your lot, but should you think the matter of any or sufficient importance, we would advise you to instruct us to employ counsel to represent you in this action, otherwise judgment will be taken by default after the expiration of the time of service of summons by publication or otherwise.
Mr Morse retired from our firm yesterday owing to ill health and having all the private business to attend to that he wishes. I write this to his own & your better, with knowing your present address, that it may come reach you. Yours truly

160

Salt Lake City 1

C. C. Moss Esq.

No 189 La Salle St. Room 8, Chicago Ill.

Dear Sir.

Your favor of Dec 7th in reply to ours of Nov 24th, and yours of 11th inst received. The party wishing to lease your 160 acres at San Bicente, called over, but as we were awaiting your answer, we could not arrange with him. He did not come again and we do not know where to find him now. Should another such favorable opportunity present itself, we will avail ourselves of it, without writing further. So far we have had no rain and we fear a dry season which may have the effect to [illegible] If we can sell the 160 acres at $15. per acre, the price named in your letter Dec 7th, we will notify you immediately. Our boom of prosperity still continues — population of City and country advancing at the rate of about 1500 per month. You would be surprised at the rapidity with [illegible] our City limits. [illegible] We object like to have correspondence with any of your friends in Chicago coming [illegible] you an [illegible] Yours truly [illegible]

Jany 20th 7.

Messrs
Leland & Joselyn,
National City.

Gentlemen—

We have heard from E. W. Gates, Esq, as usual nothing in regard to the sales of the new acres. He does however state that an Indian during an undivided interest has left the matter of selling with him, to do as he thinks best, and that he hopes to come to San Diego soon and that we can then see about selling a few on the lands. Give much with

Yours truly,
Whaley & Dalton.

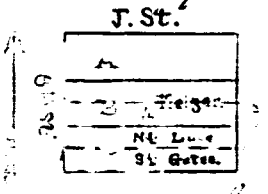
Mr E. W. Morse has retired from our firm, very sorry to lose him.

Jany 20th 7.

C. H. Hale Esq.
16 Court St. Los Angeles. Cal.

Dear Sir,

Your favor of the 10th inst. received. We are pleased to hear of your intention to visit us soon and hope you will determine the price of the 40 acres near Natural which we believe can be sold at a price that will be satisfactory to you. The price of the other 5 of Lot C - 123 is $3,000, and that is the price. We have not yet been able to ascertain the price of the 80 feet on J St. We hardly understand what you mean whether the 5 of C and the 5 of B making 80 feet, or all of B.



Nothing on 6th St is appreciating rapidly, and if you wish to secure any in your vicinity we recommend you to do so soon. We might also ascertain the price of Lot D adjoining you on the South, owned by Mrs C. Porter. The E. St. State has retired from our firm recently.

Yours truly,
Whaley & Dale

We have nothing from you in response to the 50 acres suggested in our last letter.

July 23d 7.

Wm H. Davis Esq
466. Eighth St. Oakland

You will notice from the enclosed Complaint, that your wife, Mrs Maria A. Davis, is made a party defendant, in a suit commenced by the San Diego Railroad Co. for the condemnation of contiguous land in Middleton and New San Diego. What particular property is referred to in the Complaint we are unable to say. But referring to Summons we see that Lots 2 & 3 of Block 1 are required for Right of Way, which belong to Mrs Davis, according to her list of property you furnished us. Should you think the matter of sufficient importance, we would advise you to authorize us by letter signed by yourself and wife to employ counsel to represent you in the action, otherwise judgment by default will be taken after the expiration of the time of service of Summons by publication or otherwise. We know it is from your family, you have so much business to transact. We think if you were to come down here to San Diego it would be of advantage to you besides being able to attend to the present matter personally. Return connection is now made on the wharf, to the store to be made there.

Yours truly
William Jarrow.

"We have nothing from you in response to the Report we sent you."

January 24 7.

Luis de J. Cisneros Esq.
Rio Piedras, Rio Arriba Co. New Mexico.

Dear Sir,

We write you on the 8th inst. addressed to Alameda, Bernalillo County, Colorado, but not having received any reply, we believe that you has not received and therefore write again; to inform you of the $1900, and send by $2000, Cash, for Block 1 in 10 acc. lots 10, of Sec. 155, Mahone Ranch. Should you wish to see, or please write or telegraph at our expense, and we will show deposit and forward deed for execution.

Yours truly,
Peter Flaherty & Co.

Jany 24th 7.

Luis de T. Ozeris Esq,
Alamosa, Conejos County, Colorado.
P.O. Box 270

Dear Sir,

We wrote you on the 5th inst. but fearing that we misdirected our letter, we write again to Alamosa, Colorado, and as well, to Las Vegas, New Mexico, about an offer of $1900, and possibly $2000. cash for Block 2, in 10 acre lot 10, of Sec. 155. Valverde Ranch. Should you hereafter consider the offer, please write or telegraph us at our expense, and we will secure deed to and forward to you.

Yours truly,
[illegible]

San Diego, Jany 25. 1887.

Received from Charles McCann, twelve Dollars being for one months rent of the small shop on Lot A Block 112 Horton Addition, with the yard in the rear of said shop, belonging to D. Cleveland. Said month commencing February 1st and ending March 1st 1887.

These premises are rented upon the understanding that the said McCann will vacate the same upon receiving notice to do so, and until he gets such notice, he may continue to occupy said premises at the same monthly rent of twelve Dollars payable monthly in advance on the first day of each and every month said premises are occupied by him.

Whaley & Walton
Agents for D. Cleveland

Chas McCann

Paris 27

Jno. H. Pulle Esq. Paterson, N. J.

Dear Sir

Your favor of the 16th received. The party mentioned by you purchased your 120 acres in Indiana wanted for a Chicago friend somewhat, but has gone off on an idea I found in one of my very extensive cabs owned by the almost enchanted of a dream, so you see that if you wish to be fallen upon more than ever. It looks as though we had been down such a year ago when there was a general stampede among farmers. The party, however, is willing to go into the business upon a smaller scale and would take the S½ of the S.E.¼ of the S.W.¼ of the 20, in T. 15 S. R. 2 W equal to 20 acres and will pay you $35 per acre for the same. The subject the offer for your consideration and should you think it worth by it let us hear from you. When the person I was enquiring for called Pulley, did not know the year before but thought possibly you might be the man and wished to know your address. He thinks he belongs in Chicago and thought we might be able to work upon your land and if so it would be done through us just as well. He said it was for the purpose of giving you information about the matter, but did not feel strongly. Both he and his friend were the owners of some old claims in which a few Pulleys had an interest. With that assurance from the Chicago we have him, your address and name he has. I am sorry you have had such a long wait for a Cash sale. This has for years past been our business and we hope to be started. Such an opportunity, however, should be a valuable one for us. The business [illegible] so far great [illegible] we hope an early and better days

January 2nd 7.

Wm. C. Walker Esq.,
231 Washington St. Baltimore, Md.

Dear Sir:- Herewith enclosed, please find four copies of Complaint in Suit for the condemnation & taken lands for Rail Road purposes, in which, Mr. Hayden, Ann C. Woodville, Administratrix of the Estate of Ann C. Keeling, deceased, and the Congregation of the Ministers of New Orleans are parties defendants. What particular interest each has, if any, it is not presently in my power to determine. We believe, however, they should be respondeated, and would advise them, or their representatives, to instruct us or Mr. E. H. Monroe, by letter, to employ counsel to represent them in the action now pending, without delay, however, unless the court should advance their claim [illegible] If you can procure the letters, or furnish us with the address of the defendant parties that we may correspond with them,

Yr. E. Hendricks Esq

to making some further investigations in regard to the Cadwallader Ringgold property and we think it likely that it may result in some thing for the defendant parties interested.

(over) Truly

Jany 27th 7.

Mrs. E. P. de Witzkiewicz.
Los Angeles. Cal.

Dear Madam.

Please find enclosed a copy of complaint in suit S. D. Centeno P. P. Co. vs Geo. H. Hodge, et al., for the condemnation of land in Mexico, which you are interested. If you will include in your letter, to employ an attorney to represent you in the case, we will do what you instructs as properly represented.

Yours Truly,
Wheaton & Walker.

Jany 27 /7.

Miguel M. Leguin Esq.

San Gorgonio. v. Bernardino Co. Cal.

Dear Sir

We enclose copy of Complaint in Suit by S.P.R.R. Co for condemnation of land in New San Diego, in which you are one of the defendants. If you have not arranged for Counsel and desire to do so through us please advise by letter and we will see that your interests are properly represented and protected.

Yours truly

Wheaton & Dalton

Jany 27th 7

Mrs Dolores A. de Pico.

Los Angeles. Cal.

Dear Madam

Please find enclosed copy of Complaint in P. P. Condemnation Suit. If you have not made arrangements for Counsel to represent you therein, and chose to advise us by letter to employ counsel we will do that, your interests are perfectly represented and protected.

Yours Truly

William G. Dunn

Jany 27 '7.

Martin G. Aguirre Esq.
Los Angeles, Cal.

Dear Sir,

The enclosed Complaint in suit by R. R. Co for condemnation of land in New San Diego, in which you are one of the defendants. If you have not arranged for counsel, and wish us to do so for you, please advise us by letter and we will see that your interests are properly represented and protected.

Yours truly
Wheaton & Lachen

Troy, N.Y.
Oct. 27 [illegible]

Arthur H. Brooks.
42 Pine St. New York.

Dear Sir,

Can you give me any information as to the heirs of the late T. L. Jones, their address &c. It is claimed he is one of the defendants to the Condemnation Suit, and that application is made for letters of administration upon his estate, by a party here. It is said without authority from the heirs

Yours truly,
[illegible]

(41)

May 27th

Geo. D. Hoefer Esq
Alabama, Ala.

Dear Sir,

Can you give us any information as to the heirs of the late Dr. John, their address &c. Should that he be made defendants to the R. R. Buchanan Suit, and that application be made for letters of administration upon his estate by a party interested, it is said, without [illegible] Publication [illegible] Thanks [illegible]
Ed

Army [illegible] 7.

Mrs Redman.

Banner, San Diego Co. Cal.

Dear Madam.

We inform you, that we can allow the sum for [illegible]. If you will send us [illegible] we will pay the same. If you do not wish to pay, please send us a receipt for the [illegible] as you requested us, and also inform us if we shall return the property this year.

We hear that you have the property if so we are entitled to one for the Banner landing performed [illegible] for year.

(650)

January 28th 1

J. M. De Puy. Esq.
Glen Elder. Mitchell. Co. Kansas.

Dear Sir:

We find that some portion of your property is delinquent W/2 11 97. to wit

Tax $2.50
Int 1886 .20
$2.70

Should you wish to pay the tax, you will please send us on the 1st of $2.70. for services rendered in letting your property for 1886, and inform us if we shall return the same the property you giving us the description of the property.

Yours truly
Wheaton & Kelton
Counsellors at Law

Jany 28th 1.

Jos W. Hopkins Esq
Los Angeles, Cal.

Dear Sir,

Looking over delinquent tax list we see you are shown to be delinquent. If you wish us to pay, we will inform you of the amount. Also please inform us if you wish us to return your property and your wife's property. We are, very respectfully, yours, &c. We are to act longer as your agents. Dec 13/86 Messrs Cullen & Higgins paid us our fee for attending to taxes 1886, under instructions from you, and we were under the impression that they were to pay you taxes ever since.

Yours truly
[illegible]

Camp 28th 7

M. Paine Esq.
Fort Townsend. W.T.

Dear Sir,

Looking over delinquent tax we find that tax on the following:- 17. 34. 35. 36 - 27, 31, 32 - 52. No 5 V. addition. has not been paid. Amount due $2.50
Our fee 2.00
$4.50.

Should you not wish to pay the tax you will please send us our fee of $2.00 for service rendered and inform us & we shall return your receipt. The present year informing us what still remains to you.

Yours truly,
Thaley & Dalton.
Successors of Mott. Thaley & Dalton

Jany 28th 47.

To

His Excellency,
Washington Bartlett,
Governor of California,

Sir -

I have the honor to request a Notarial Commission, for the County of San Diego, to reside at the City of San Diego.

Pacrio formerly filled the position during several terms. I believe that I am fully competent.

Yours Respectively,
Thos Whaley.

January 29th 7.

George A. Archer Esq.

C/O A. A. Low & Bro: 31 Burling Slip. N.Y.

Dear Sir:-

Your favor 21st inst. enclosing executed deed to D. C. Reed for Lots 5 & 7 Block 90. Horsons Addition, received. He has paid the money $6.500.

Deduct Comp: 5% on $6.000 2½% on $1.500 $287.50

Abstract of Property to date. 6.

Cost of Exchange on N.Y. 1/8% on $6.206.7 6.20 299.70

Draft of Consolidated National Bank of D. C. on First $6.200.30

National Bank of N.Y. Payable to our order, and by us, made payable to your order - enclosed herewith. No 23.394.

The trust you may find everything satisfactory.

In regard to Lots 5 & 7 Block 100 we do not think they could be sold at present for more than $4.500 - think they will continue to advance - in case of receiving favorable offer we will report to you. They are not located on the Boxes - Thoroughfare, and [illegible]

Yours truly.

Whaley & Davis

Agents of Mrs. Whaley [illegible]

Jany 29th 7.

Geo. W. Wolfskill Esq.
Los Angeles. Ca

Dear Sir,

Referring to copy of our letter written yesterday, we wrote that your property is delinquent. We should have said your wife's property, which stands thus. E. P. de Wolfskill undivided interest in San Jacinto Mmo. 9085 acres. Valuation $18.170 Tax $263.47. School Tax $18.17. This is taken from page 244. of the County assessment Roll.

We returned as your wife's property 9.065 18/100 acres in San Jacinto Mmo, the same as paid on in 1885, which with the balance of her property is on page 96. Ord. County assessment Roll and all marked paid. It looks as though the item on page 244 was a similar one authorizing Cassady & Higgins to alienate.

Point. Rules that we are right the interest, not having inquired of your business so long we could not [illegible] your [illegible]

We enclose [illegible]

You must have been somewhat surprised when you came to sign a deed to me for your New San Diego property, but not more so than I was on finding my name in such a deed, which I saw for the first time yesterday.

Having written you as the firm did on the 14th for an entirely different party, you might very naturally suspect that we were not acting fairly by you, or for your interests. Nevertheless we were all the time, as your agents, trying to act for your best interest.

It seems that Mr Hart or whoever was the real purchaser decided to borrow from the bank a portion of the purchase money, and to give a deed as security. The entire property [illegible] the bottom dollar for purposes of policy and negotiation was name fronting to act as permission, which he forgot to do. The deed [illegible]

with my name in it.

I have no interest in the firm whatever — it will simply stand of record in my name to secure the bank for its advances.

Under these peculiar circumstances we thought [illegible] reasonable [illegible] [illegible] consideration

Remain

Yours truly

E. W. Morse

Mr. Morse Wholesale Co.

Feby 7th 87

R. Snyder.
Columbus. Ind.

Dear Sir,

Your favor 10th inst, with P.O. for $1.12. received. We enclose you Shaker County & City Tax receipts. The return protector reports you and informs you of unbaunch keys in hands to pay.

Yours truly,
Shaker & Dalton.

List of Deposits belonging to Water Works Committee.

Forbes's Ad:

			H.	43
			C	
			D.	
			B	155
			H.	
			C.	
			I.	
			E.	
			D.	
			F.	
			C.	
			4. 5.	
			1. 2	
				110
				102
				124
			Jarell	287
				282

			16.	286 ⅝ . ⅝ . ⅝ .
			10.	292 ⅝ . ⅝ . ⅝ .
			9.10	289 ⅝ . ⅝ . ⅝ .
		Benson Tch 100 x 13 ⅝ – 3 ¼ x 192		[illegible] ⅝ . ⅝ .
Patent issued $ 2.865			5/4	81 ⅝ [illegible] ⅝ . ⅝ .
$ 3.500			all	110 [illegible]
	Carothers Addition		E ½	17 [illegible]
	Old Town		Patent 1/	100 [illegible]
			1.2.	317 [illegible]
	La Plaza		1.2.	137 [illegible]
Patent issued [illegible]	San Diego Home Co		1 & 2	100 acres under Contract
Relinquished	Morris Addition	W ½ of S.E ¼	P.E. 1150	Contract [illegible]
Contract [illegible]	Woods Track	15 acres in S.E ¼	114	Patented

[illegible] the proceeds
[illegible], [illegible] gross proceeds go to [illegible]
and the [illegible] P.C.B.
who are to pay all expenses of sales.

San Diego.
Feby 9/82.

Feby 10th 7.

Messrs Josselyn & Adams.
National City.

Dear Sirs.

Mr Davis writes that he does not care to see Block 2 in 10 acr lots 10 & 11 Sec 155. National Ranch. for $2000. just now — that he is coming to San Diego, than very likely would he buy a house and settle him, but cannot determine without seeing the place for himself as it must have altered very much since he was here. He expects to arrive here, probably, in the middle of March — will let us know so — May be, by increasing your offer he might be induced to sell. We have received another letter from Gates — will be down soon and then decide as to selling —

Yours truly,
Tilney & Fabre.

San Diego. Feby 10th 7.

A. L. Vhony Esq.
Del Mar. California.

Dear Sir,

We returned in the name of Jno. Howard, S½ fractional block 410. Horton addition. We have paid State, County and City Tax thereon for 1886, and wrote to Mr Howard to remember us, without fee, amounting to $1.65. He wrote that he told you the property about a year ago — if you will send us the amount we will return the tax receipts. Please also state if you wish us to attend to the matter for you next year, and oblige

[illegible]

San Diego Feb 11th 7..

J. B. Cornish Esq.

Dear Sir.

Mr Mason, to whom you sold Lots 7 & 8 Blk 6, Colonwell's Addition, complains to us as your agents in making the sale that the City Taxes for 1886 are unpaid, and wishes us to write to you, to send us the amount, (with $5.00 for delinquency) if not so. Besides, as your agents, we are entitled to a fee of $2.00 in having returned your property, but we will waive this. You are legally bound for the taxes, the property standing in your name on the 1st Monday of last March, and the sale to Mason not having been made till about March 6th. If the assessor Mr Mason insists upon the payment of the tax, such sums we are the instrument of causing the owner to have to pay without profit to us.

Yours truly

Tilney Scholten

Febr 12th 1.

Chas H. Pasese Esq.
205 Sutter St. San Francisco. Cal.

Dear Sir.

We have an offer of $2100. for your undivided interest in Lots 4.5.6.7.8.9 and 10 in Block 13. Shurmans Addition, provided your brother will agree in writing, to sell his undivided interest in the aforementioned property, to the purchaser of your interest, on arriving down a'. Your his interest may fairly be considered worth at that rate.

We consider the price offered, under the circumstance of your interest being undivided, a very fair one. We will give you, deducting costs and attorney, nearly $2.000. and your brother, on obtaining his majority, all that his interest may be considered worth at that time. Anything which your brother might give, would not be legally binding only so far as he might consider himself in honor bound to. We think this way to get money for yourself and brother far preferable to your mortgaging your whole interest, as you proposed doing. [illegible]

Hoboken 14th [illegible]

Wm H. Butler Esq.
21 Washington St. Paterson, N.J.

Dear Sir.

Your letter received. The price of land for 120 acres we consider a very good one at the present time, however, that is for you to determine. If you, you might obtain for a portion, 20 or 40 acres, more than the amount proportionally offered for the whole. We would at any rate like you to fix prices for the whole or a portion, the lowest you are willing to take. It is true everything is looking thin. Lots on [illegible] St. to day are worth [illegible] more than a year ago, but outside property is not so greatly affected - there is too much. There is no chance to clear for $100 per acre and clear off the property. That would be too much profit upon a very long lease. We gave your address to Mr Young - he stated it. He had written to you about a certain matter, and intimated that he might do so again [illegible] to put an end to other parties. That - he would inform you [illegible]

Feby 14th 7.

A. C. Morse Esq

Room 30, No 159 La Salle St. Chicago Ill.

Dear Sir,

Your favor Feby 8th, and telegram of the 7th, received. We gave the matter of "Dewitts Addition Coronado Beach" considerable examination before replying to your telegram:- "no such addition here. Probably a fraud." Since receiving your letter of the 8th we have made further enquiries, but without the least elucidation. The Coronado Beach Company can give no information whatever. We showed them your letter of the 8th. They said it altogether seemed to them that Block one of the Coronado Beach Company is reserved for a labyrinth and that [illegible] Block 7, of said Company [illegible] Mr E. S. Babcock Jr. the President of the Company refers you to John B. Sechler [illegible] manager of the Tourist Pagoda Club, Chicago, who will show you the [illegible] of the Coronado Beach

No considerable amount of Coronado Beach property has been sold to any one individual or company. No form an addition or subdivision of their land. The Company own all the land upon the Peninsula, a portion of which they have laid off, calling it "Coronado Beach." So that there could not possibly be any addition to it, unless at the upper end of the Bay, several miles away. There is a Western Addition, N½ 207, upon the Peninsula? opposite to the one upon which Coronado Beach is located, more properly called a Promontory, as you will see by the map upon the wall of this Stock. also one Entry covers W½ of N.W¼ of S.L. 206. containing 20 acres. The impression that this man has been [illegible] in outside additions, in Los Angeles and Chicago. There then is Brouillet's Addition, 10 acres in S.L. 1793 and Travilla's Addition, S.L. 1896, neither of which are shown upon the other map. The last one that enquiries about, the value of property in these three additions, which are upon the market of the [illegible] and cheap in [illegible]

We subject the gentleman's portion of [illegible] in Los Angeles, which seems to be [illegible] the [illegible]

[illegible] that

that [illegible] additions are frauds, because they have an actual existence, but by representations they are made to appear to be much nearer to the business portion of the town than they really are & command greater prices than would be given if the purchasers were informed regarding the location. Unfortunately in City of a large town being [illegible] and [illegible] of land. Property in the business centre is worth considerable money [illegible] and the names of the parties to the deed, giving [illegible] and page of the records, and [illegible] the truth we can give you any more information. Well located lots on Coronada Beach are worth from $250 to $500. [illegible] the one proposed running from Oceanside, through Int[illegible] to San Diego. From which [illegible] the town of no party at present likely to reach grow 100 acres. The beach has been a dry one till within the past few days. About 3 inches of sand has [illegible] and [illegible] Probably the cause is the season was [illegible] more of

Feby 16th 7.

Dear H. Rudd Esq. Lyons. N. Y.

Dear Sir.

Mr Haight, Surg. Recorder, called to day that Mr King, uncle of C. G. Rudd, died, had written to him for information about lot K. 759, belonging to the Estate of C. G. Rudd. He told him that we had been agent for, several years, according to your instructions and when there was not enough on hand, you made up the deficiency – that there was some little funds on hand which we were holding for such years taxes. He told him to refer Mr King to you for particulars. He also said Mr King had sent him a deed to record from Mary A. Gates & Susan A. Rudd, dated Jany 3d 1874 for lot K in Block 759. Nicholas Kings, the consideration being $150.00. He on that the same has been recorded to-day. Haight, used $1.00 for recording and examination of title and funds sent by mail of date, against it years ago. Before [illegible]. He send you this information for your guidance. Mrs Mahana Stile occupies the house, pays $8.00 per month [illegible] We have offer $4500 for the 160 acres Brandolies Ranch. If you wish to sell at that price send certified copy of will that probate proceedings may be commenced here, we will prepare deed for you to sign and with writing to sell at this price you will please inform what you will take for leave to sell to for the price we think it [illegible]

Feby 17 . 7

W. Brainard Esq
Nashua

Dear Sir We enclose you Statement of account to Feby 13th showing balance due us 78$ We also attach State & City Tax receipts for 1886 & receipt for street grading charged in previous statement rendered

Have you done in regard to the matter of exchange of your S½ of C for our N½? If you will make this exchange we will cancel our present lease & move our building on to the N½ & pay you 25$ per month for a five year lease We will then have our three ½ lots together & propose to put up a good brick building which will increase the value of your half lot adjoining

Trust hear from you at an early date

Yours very truly
Whaley & Dalton

Mr W H B Johnson Napa Cal

In case with Moore Whaly & Palm

Lieut Thomas Brownell } Stan Drigs Cal Feby 15 1849

1849						
Dec	12	Ft Cass	Stockton Tent		40 16	
Jany	7	"	"	Coly	"	3 7 6 6
			Comm			2
	10	"	"	4 Collections		4
Feby	13	"	"	/	"	1
						1472
			Cr			
Jany	13	By	Bank	Stock	44	60
Feby	13	"	"	"	"	15
					Balance due me	28

San Diego Feby 21st 7.

Wm H. Ward Esq
Oakland. Cal.

Dear Sir, Your letter of 17th in st received.

The matter of redemption of Nov. 1871 is being attended to. It will be several weeks before receipt of certificate from State Auditor.

We have placed the matter of the summons in R. R. Smith in the hands of J. P. Jones Esq who will attend to putting in an answer for Mrs Ward. He is looking out for our interests in the same suit.

We had no object in particular in recommending your coming here further than that you might see the wonderful changes that have been made on and in the vicinity of the land spit. and better be able to judge how your interests are being affected thereby — and at the same time you might determine what you would do in order to the Government suit. We understand that there will be no further proceedings in the suit against them. You might say what you will take for your share and we will see what we can do. Yours truly, J. P. Dalton

Feb 23/57

Wm McMillan & Co
614 Chestnut St
St Louis Mo

Gentlemen

Enclosed we beg to hand you statement showing balance due us for Grand Tendy remit to Rome

If you desire us to return your property after 1857 we will take pleasure in doing so, now for, being yours

We also enclose statement of receipts for 1853, 4 & 5 for your information

Yours very
Respectfully
Thomas

Wm M Wilson TC
In a/c with

2/22/57

— Dr —

1856 Dec	28	So Carol	Subscription "Williamson"	250
	31	" "	State Tax	950
	"	" "	City "	540
	"	"	Commission TC	5
1857 Feb	21	"	Cash City redemp. Tax 1854 or before 1853 1852 1851	525
	22	"	" " " "	1.665
	"	"	Commission TC	5
				4.5.2.50

— Cr —

1856 Dec	28	Sig Cash	500
			4.25

San Diego Calif. Mar 15 1887

Leo Schulsinger Esq.
New York City

Dear Sir

We have sold lots E & F Block one hundred forty addition for five thousand dollars which we consider a very fair price & in order to accomplish the sale we agreed to give six months time on one half the amount with interest at ten per cent per annum. And upon as a further inducement we agreed if the cash was paid before the first of April we would charge no interest. The deed can be sent now or to the Corp. dated & signed & sealed with instructions. Please telegraph us on receiving and forwarding the deed.

Very Truly etc
Whaley & Dalton

San Diego Feb 28/87

Wm E Wheeler
Jno Osborne & Alexander
624 Market st. S.F.

Dear Sir & Brother

Your letter of Feb 21st came duly to hand.

When the City sold these lands it was believed that the city title covered all lands above low water mark and some parties believed it extended even to the channel in the bay. Since then, it has been questioned, some believing the title to all tide and overflowed lands within the State. And I believe parties under the State law have taken up and now claim all the tide and overflowed lands around this bay. The same has been done around San Francisco Bay and all other bays and inlets in the State.

Others claim that the Mexican laws gave all these lands around the bay to the "Pueblo" of San Diego.

It will probably take a decision of the U.S. Supreme Court to settle the matter.

The City will probably contend that she sold only a certain lot and not a certain number of acres, and although a purchaser might think he was getting 60 acres, yet if there was only 40, then the city could [illegible]

But if it was clearly shown

that the City sold what
did not belong to them.
I think upon petition to the
Trustees, they would afford
relief to the amount of the
purchase money and [illegible]
interest.

The question of title is
still undecided by the higher
authority and until then
I do not see what can
can be done. And no
suit is likely to occur
until the lands become
valuable, or no the more
valuable [illegible]

Yours Respectfully
E. W. Moore
for
Whaley & [illegible]

San Diego, July [illegible]

Messrs Osborn & Alexander.
628 Market St. S.F.

Gentlemen,

In answer to yours of 28th ult., which came to hand this morning, we would state that we consider lots in Block 21 New San Diego, given credit in December last, $3500, Lot B. $2500. and lot J. $2000. We also lots K in the same block, and consider it worth at that time $2500. We sold in Block 25 lots K & L, on Fourth St for $2000. and made of common lots on the same St in the vicinity to $1500. 21 being held and sold at $1000 and upwards. The Rail Road Company of course wish to acquire the land as cheaply possible and wish to depreciate the value of lots partly in water. There are one or two [illegible] which we consider such lots of more value. If you have any to represent you and wish to be represented, come at a time place your matter in the hands of an attorney upon your arrival to work.

Yours [illegible]

San Diego 3/12 1887

Hon. L. S. Drum
Sacramento

Sir
We hand you herewith certificate of redemption of lot 4 in block seven hundred one New San Diego. Please send receipt to us and oblige

Very Truly
Wadley & Dalton

March 4 1849

Geo W Alexander Esq
628 Market St, San Francisco

Dear Sir: We wrote you yesterday regarding the value of lots in New San Diego but overlooked to say that as we are interested with Mr Moore, a defendant in the Condemnation suits, our estimate of values may not be considered as reliable as though given by an entirely disinterested party perhaps it would not be well to quote us in the matter as you can prove the valuation by others not interested We state in our letters that we are interested in Lot 4 Blk 21 Middle Block in which you are We would like to know how much the Company has offered you for your lots that we may form an estimate of their liberality & you can inform us without any breach of confidence that do not oblige

Yours truly
Whaley & Gallos

Pgs. 683 & 684

MISSING

Sept 30th 6

[illegible]
[illegible]
[illegible]

[illegible] enclosed [illegible] draft - for
two hundred and fifty dollars -
We are writing this by the dictation with
the request that you come as soon as
[illegible] [illegible] Carriage & the two
[illegible] [illegible] of paralysis [illegible]
[illegible] under care of a Nurse may in a
measure obviate -
We request that [illegible] provide yourself with
warm clothing as you will feel the
effects of the cold [illegible] It will be
[illegible] of California -
We [illegible] will [illegible] it is not [illegible]
[illegible] you [illegible] The State permit have
you [illegible] [illegible] over [illegible]
husband [illegible] [illegible]
[illegible] [illegible] [illegible]

[illegible]

[illegible]

[illegible]

Pg 687

MISSING

[illegible] June 4th 6

A. E. Lee

Two or 100 [illegible] be-
[illegible] of 10c per square on any [illegible] ac-
[illegible] Cleveland in [illegible]
[illegible] for the south of [illegible]
[illegible]

June 4th 6

H. E. Lee

Five or ten — [illegible] — [illegible] of 100 feet square on any [illegible] of Mr. Cleveland in [illegible] [illegible] from the south of [illegible]