May 29, 1944

MEMO TO: J. S. Longwell, Chief Engineer and General Manager

F R O M: H. J. Wickman, Assistant to Land Agent

SUBJECT: Purchase of Dethlefsen property at Valle Vista.

Since the fact that the Dethlefsen property at Valle Vista being offered for sale, was first called to your attention, I have had several conversations with Mr. Dethlefsen. I believe it was the decision of the Board at its last meeting or at the meeting of May 17, that the purchase of this property should be postponed until such time as the general market would be more favorable to a deflated price. Mr. Dethlefsen first placed the price on this property at $12,000. My valuation on the property, however, was approximately $10,500 which takes into consideration current inflated values. This figure is probably high even taking that point into consideration. Mr. Dethlefsen has been seeking a home in Oakland and has evidently found a place that meets with his satisfaction at a price which he considers favorable. He is therefore, apparently anxious to sell his Valle Vista property and he may be somewhat pressed for time. If his property is sold it is quite possible that development may take place which will add to the value that now exists such as additional buildings, or repairs or replacement of the out buildings which are now of little value, or subdivision of the property into smaller units.

I suggest that inasmuch as the District whould own this property, that we at least make an offer to Mr. Dethlefsen in an amount which you consider the maximum which might be justified at this time. We may not be able to obtain the property for this figure but nothing will be lost in making the offer and in view of the fact that he is pressed for time and cash, there is a possibility that he might find it acceptable.

The Dethlefsen property consists of 3.05 acres of land, almost entirely planted with a variety of fruit trees, a seven room house approximately 25 years old but in good repair, two wells with pressure tanks and pumps, three out buildings in poor condition, rock walls, fences, and landscape features such as fish pond, arbors, and ornamental trees and shrubs.

H. J. WICKMAN

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