

**Lummus, J.**  
**N.**

GEORGE R. KLINE  
ATTORNEY-AT-LAW  
MIAMI, FLA.

August, 7th., 1918.

Mr. Carl G. Fisher,  
Indianapolis, Ind.,

*Lummus*

Dear Mr. Fisher:-

I guess that you have heard by this time the action taken by the City Council of Miami Beach in raising taxes in Companies you are interested in. Mr. Lummus has made good his threats, and he seems to have with him the entire Council except myself. He also has used his influence with the County Assessors and done the same thing there. I feel that he has done you and your associates an injustice, and while I could not represent you in the matter, being a member of the Council, I would suggest that you have the matter threshed out in the Courts, at least to show up Mr. Lummus and his threats.

I feel that I should resign from the Council and will take this action. I dislike to be connected with an administration that can be handled by one man to carry out his spite and venom.

I am very sorry that I could not be of more assistance to you in this matter. I at first thought that Mr. Pancoast, his son and Mr. Brown and myself could defeat the move.

I was never notified by the Council of the special meeting on the 29th., inst., and that itself looks suspicious as I had expressed myself as being against such proceeding.

Awaiting your further advice in the matter, I am,

Very Truly Yours,

*George R. Kline*

August 12th, 1910.

Mr. George R. Kline,  
Urway Hotel Building,  
Miami, Florida.

Dear Mr. Kline :

I have years of the 7th. I don't know just what can be accomplished from a suit in the courts on the tax question - but I have written Mr. John Levi, who has taken charge of the Miami Ocean View affairs, to have a talk with you and whatever the two of you decide on, will be satisfactory with me.

Before entering into a suit of this kind, I would like to know what the costs would be in the courts and just about what you expect to prove and what you expect to obtain from such action.

Yours very truly,

CCF:R

GEORGE R. KLINE  
ATTORNEY-AT-LAW  
MIAMI, FLA.

August, 8th., 1918.

*Lummas*

Mr. Carl C. Fisher,

Indianapolis, Ind.

Dear Mr. Fisher:-

Since writing you yesterday I have seen Mr. Levy, and went over the matter of taxes with him, and the more I think of it the greater seems the injustice done by the Tax Assessor of Miami Beach and the Council as an Equalization Board. As I advised you yesterday this meeting was held without my knowledge when I should have had notice. The meeting was set for some time earlier and I went there and found out it had been postponed. I talked with the Council both singly and as a body and expressed to them that I did not feel that it was wise to take the drastic action as suggested by the Mayor.

I went to see Mr. T. E. James this morning and told him that I thought it a very unfair move, especially in view of the fact that Mr. Lummas said, "He would burn you in taxes". My intention as I told him was to resign from a body that would allow itself to be used to carry out a private grudge. He assured me that such was not the case and that he felt substantial justice had been done, but that he for one was not willing for an injustice to be done. I expect to see each and every member of the Council and express myself to them, and if it is possible I will have the matter opened up, if it is not I expect to hand in my resignation and state the reasons.

I feel this way about the matter as a private citizen and not in capacity as Attorney and have felt that way long before

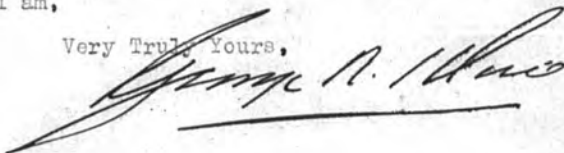
#2. Mr. Fisher.

GEORGE R. KLINE  
ATTORNEY-AT-LAW  
MIAMI, FLA.

you ever employed me to represent you in any matter. In fact in all my former experience in handling Municipal matters I have always felt that it was better to tax in than to tax out, and especially is this true when a Company like yours has done so much for a City in the way of opening and paving streets and other large development. I told the Council that I thought and I do yet that some allowance should be made for these things and that a Company with large holdings under development should not be taxed as an individual lot owner. There is a great difference.

Trusting that the matter will adjust itself and the injustice remedied, I am,

Very Truly Yours,

A handwritten signature in cursive script, reading "George R. Kline". The signature is written in dark ink and is positioned below the typed name. A horizontal line is drawn underneath the signature.

Lums

August 12th, 1918.

Mr. George R. Kline,  
Urney Hotel Building,  
Miami, Florida.

Dear Mr. Kline :-

I have yours of the 8th and contents carefully noted. I don't know just what Mr. Lums expects to gain by 'burning us in taxes' - except possibly to satisfy a personal grudge. It seems to me, however, that it is very bad form for Lums to have a grudge at either our Company or the Ocean View Company. It is unnecessary for me to recite in detail not only personal favors but the financial assistance we have in the past given the Ocean Beach Realty Company - and I can't but think that the balance of the directors and owners of the Ocean Beach Company would not agree with Mr. J. H. Lums' actions. I feel, however, that there are a great many of the proper of Miami Beach who are influenced considerably by Lums.

After you and Levi have gone thosely over the matter, I would be glad to hear from you.

Yours very truly,

GGF:R

# **SOUTHERN BANK & TRUST COMPANY**

STATE, COUNTY AND CITY DEPOSITORY

PAID UP CAPITAL \$100,000.00

MEMBER FEDERAL RESERVE

**Miami, Florida.**

February 8th, 1919

*Lummus*

Mr. Carl G. Fisher,  
Miami Beach,  
Florida

Dear Sir:-

I saw my brother this morning and talked with him about my conversation with you at the Beach yesterday and he requested me to ask you to drop over to see him at the Sunny Oaks Sanitarium, if you can conveniently do so.

I found him pretty sick and nervous, but he is perfectly rational and said if you could find time to drop in and see him he would be glad to have you do so. I do not think he will be able to be out for two or three days.

Yours very truly,

*J. E. Lummus*  
President

L-f

*Dear  
Woods  
to Hotel*

# THE SOUTHERN BANK & TRUST COMPANY

STATE, COUNTY AND CITY DEPOSITORY

PAID UP CAPITAL \$100,000.00

MEMBER FEDERAL RESERVE SYSTEM

**Miami, Florida.**

*Lummus*  
COPY

TELEGRAM

Miami, Florida  
May 5th, 1919

J. N. Lummus,  
c/o Leon Hotel,  
Tallahassee, Florida

Referring to the deed on January tenth Nineteen Hundred Nineteen by Ocean Beach Realty Company to The Miami Ocean View Company covering the lands located in Section Four, Fifty-four, Forty-two, known as Star Island, Dade County, Florida, containing fifty-four and seventy-six hundredths acres, more or less, will say this company has no interest in the Ocean Beach Realty Company's claim against the State, which claim is referred to in the deed from Ocean Beach Realty Company to this company.

"The Miami Ocean View Company

By

J. E. Lummus,

Vice-President



J. E. LUMMUS, PRESIDENT  
F. B. MORSE, VICE-PRESIDENT

DIRECTORS  
J. E. LUMMUS J. M. JACKSON  
F. B. MORSE H. H. FILER  
M. L. SPALDING

H. H. FILER, SECY & TREAS.  
M. L. SPALDING, ASST SECY & TREAS.

# **THE SOUTHERN BANK AND TRUST COMPANY**

STATE, COUNTY AND CITY DEPOSITORY

PAID UP CAPITAL \$100,000.00

MEMBER FEDERAL RESERVE SYSTEM

**Miami, Florida.**

*Lums*

COPY

Telegram.

Tallahassee, Florida  
May 5th, 1919

J. E. Lummus, Vice-President  
Miami Ocean View Company,  
Miami, Fla.

In making the deed from the Ocean Beach Realty Company to the Miami Ocean View Company the Ocean Beach Realty Company reserve the claim against the State of Florida to the lands deeded. Kindly wire your approval for the State to pay the moneys over to the Ocean Beach Realty Company. Address telegram to me care Leon Hotel here.

"J. N. Lummus"

## THE LUMMUS INVESTMENT COMPANY

CAPITAL \$25,000.00

MIAMI BEACH, FLORIDA

July 7th, 1919.

MB dew

Mr. Carl G. Fisher,  
Indianapolis, Ind.

Dear Sir:-

I just arrived home yesterday morning. I spent a little over two weeks in north Louisiana, that is the new oil territory.

It did not take me long to get in the game. Purchased between 3,000 and 4,000 acres oil leases and gave a contract for drilling a well, which will be commenced on August 1st. It will only take me between 30 and 40 days from that time to either win or lose my money. I expect to return to north Louisiana about the first of August.

I saw Mr. Brown this morning and he told me he had a flat price of \$10,000.00 on the Osborne six acres. Before I went away I had the negro Dorsey down to where I could have gotten a very good trade out of him. Dorsey owns between 30 and 40 acres south of and adjoining the Osborne tract.

This Osborne tract is located between Dorsey and the government property. It all runs from the ocean to the bay.

I heard about your plow that is apparently the thing for tearing up palmettos.

As soon as I have been able to get in touch with Dorsey I will let you hear from me again.

With kindest personal regards, I am,

Very truly yours,



JNL: IH

*Cumms*

Arcadia, Louisiana

November 14, 1919

Mr. Carl G. Fisher,  
Miami Beach, Florida.

Dear Mr. Fisher:-

As per my letter of the 11th inst., I am handing you here-  
with a detailed report of the cost of everything up to date.  
Also, a list of the leases owned by us, since we contracted for  
two wells.

We are setting six inch casing now, so expect to have it  
set by Saturday night at a depth of 2196 feet. It will take  
ten days for this casing to set and we will not be able to do  
anything at all for that period of time.

I pay off on the first and fifteenth of the month. The  
Abstract Company and the attorney, who has passed on all of the  
titles to our leases, will deliver to me all of the abstracts  
together with opinions as to the titles, showing that they are  
all clear, tomorrow. After paying the pay-rolls up to date,  
abstracts and opinions of titles, together with several other  
small details, which pays up everything up to the date of the  
fifteenth, will take about \$2,000. This will leave us with cash  
in the bank of approximately \$8,000.00, more than enough to com-  
plete this well.

There will not be anything to do, in your case, in the event  
you decide to come in with us, except that I will have my att-  
orney here draw an assignment, giving to you a full one-third  
interest, and have it put on record in this Parish. The matter

Mr. Carl G. Fisher

-2-

November 14, 1919

of incorporation can be taken up as soon as we complete this well. I am carrying liability insurance, which insures all of our men against accident. We are not doing anything that will make us personally liable except that item alone.

I figure that/<sup>you</sup>should do the same as my brother has done; that is to say, put in \$40,000. in cash for the one-third interest in everything. It is understood, of course, that you get a one-third interest in the one-eighth of seven-eighths interests of those other wells. In other words, a clear shot of one-third interest in the entire proposition. I have spent several thousands of dollars that do not appear in this report, and I am not drawing any salary at all, as I have already told you, and I am willing to continue along these lines until July 1920. In other words, I made up my mind to put in at least one year on this job.

The last big well, about which I sent you a marked clipping from one of the Shreveport papers, is just 15 miles from my well. That well is the biggest in the United States, so far as I know. It is stated that it produces fifty thousand barrels of high-class oil. There is no question in my mind but that we will get oil here, but of course there isn't anything sure until you get it.

The hard formation that we are now in may last two hundred feet more. I figure however that we should strike oil within the next twenty-five feet, after we start drilling again.

Mr. Carl G. Fisher

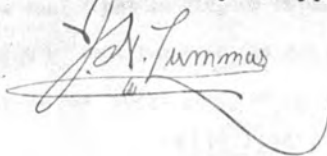
-3-

November 14, 1919

As soon as we do strike oil, I will want you and J. E. to take a trip out here because we will have to work mighty fast, and we should plan for our own refinery. As soon as you get this, kindly let me know.

With kind personal regards, I am

Yours very truly,

A handwritten signature in dark ink, appearing to read "J. D. Lummus". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

November 20, 1919

Mr. J. N. Lummus,  
Arcadia, Louisiana.

My dear Mr. Lummus:

I have yours of the 14th. I think you have already received a letter from J. E. explaining to you that I put in \$10,000 in the deal. If you hit anything that is worth while we will run over and see you and if you don't hit anything worth while we had better save car fare and drill another hole with it.

Very truly yours,

GGF:RP

COPY TO MR. CARL G. FISHER

J. H. LUMMUS  
Arcadia, La., November 16, 1919

Mr. J. E. Lummus,  
Miami, Florida.

Dear J.E.:—

I received your telegram last night about Mr. Fisher. I wired you this morning that we had good luck in setting our six inch casing. We finished at eleven o'clock this morning, and it will take ten days for the cement to set and we will not do anything for that time. We will have to buy, however, six or seven hundred dollars worth of material and get ready for a well. We will get oil, gas, or salt water within a few days anyway after we commence drilling again, which will be about the morning of the twenty-sixth.

It is only an eight hour run from here to Hot Springs, and I am going to run over there tomorrow morning on the seven o'clock train. I think you better let my mail continue to come to Arcadia; if anything of importance you can wire me to the Majestic Hotel at Hot Springs. Newton will be here and can reach me by telegraph or telephone at any time, and I can get over here within one day.

We set our six inch casing at 2198-1/2 feet actual. We have had heavy frost and ice since I returned here, but it is turning a little warmer today.

With kind personal regards, I am, as ever

Your brother,

*J. H. Lummus*

*Copy Keefe*

THE LUMMUS INVESTMENT COMPANY

CAPITAL \$25,000.00

MIAMI BEACH, FLORIDA

Report of J. E. and J. N. Lummus. North Louisiana Oil Operations  
December 23, 1919.

Cost of Rig complete-----	\$28,134.59	
Cost of Casing for Well-----	9,108.74	
Cost of Labor to December 31,-----	10,873.75	
Cost of Leases-----	3,952.75	
Cost of Liability Insurance-----	624.50	
Cost of Fuel-----	1,997.57	
Cost of Derrick-----	946.42	
Cost Miscellaneous-----	1,591.54	
Cash on hand-----	2,760.14	
	<u>Total</u>	\$60,000.00

Commercial Bank Arcadia -----	\$ 89.00	
First National Bank Arcadia-----	1,671.14	
Southern Bank & Trust Co. Miami, Fla.-----	1,000.00	
	<u>Total</u>	\$ 2,760.14

Cash paid in J. E. Lummus and J. N. Lummus-----\$60,000.00

Incorporation papers will be out in about ten days then stock will be issued to Carl G. Fisher-----100 shares  
Gaston Drake-----50 shares.

At that time \$17,500.00 in cash will be added to the fund. I am quoting telegram from head driller just received.

"Dont see any chance to get junk out of well will either have to side track or quit the hole have been in touch with the man to shoot the well, he charges one hundred (\$100.00) dollars for a formation shot wire me at once what to do." (Signed) L. Bertrand.

It looks like we have lost the hole, we will plug it and shoot the well in the sand rock at 2223 feet and we may get a well yet, could not afford to shoot until we had attempted to go to a depth of 3000 feet. If we loose this hole we can drive another well for the money we have as we know where to go and we can shoot and save the most of the casing.

*J. N. Lummus*



Lummus

Lummus Oil Company  
Arcadia, La.

January 14, 1920.

Carl G. Fisher, Esq.,  
Miami Beach, Florida.

Dear Mr. Fisher:-

I am sorry I did not get to see you again, before leaving Miami. Knowing that some one should be on the job, I hurried back here. I have had an awful cold and have been very unwell, but I am about to get the best of it, and think I am alright now.

We shot the well at 2250 feet and again at 2223 feet, but the sand that we were in was in such a compact condition that it was impossible for the oil to run into. I am putting up a new derrick - I will be tomorrow - and am arranging to get another well started immediately. I have shot the 6 inch casing, also the 8 inch, and have gotten out all that we can get. I bought \$1350. of 8 inch casing yesterday. I have plenty of 10 inch for the next well, and the 600 feet I bought yesterday will make me enough for the new well. I have bought 1000 feet of 6 inch which will be in within the next week or ten days. That will give me enough six. I have plenty of 4-1/2 inch on hand for the new well. I am not going to run a night crew on the new well, as the weather is pretty bad out here this season of the year. We will not go so fast as we did with the first well, but if we do not have any accidents we should go faster, even though we do not drill at night. I have just finished up with my geologist on the new location, and I am going to try mighty hard to bring in a shallow well this time, and I think I will. After I get things going in good shape, I may run home for a few days in the latter part of February. If I do, I will see you at that time. I will let you hear from me about once a week from now on, as we progress, anyway. If you have an opportunity of talking with Mr. Snowden, in going over that log, I wish you would let me know what he thinks of it.

There is quite a lot of activity in this vicinity now, in the way of new wells. There was a rig around here yesterday going in just north of me, and the Humble Oil Company - that's a new one - is going in just south of me. The three wells that are the closest to mine are junked right now; they are fishing out bits, and various other things that have gotten away from them in the hole.

With kind personal regards and hoping that you have a great season this year, I am

Sincerely yours,  
*Carl G. Fisher*

January 20th, 1920.

Mr. I. N. Lammus,  
Amodia, Louisiana.

Dear Mr. Lammus :

I have yours of the 14th : I hope we will have better luck with the next well.

However, you ought to be over here right now. You have never seen such real estate business in your life. I am enclosing you copy of an advertisement we ran the other day in the Miami papers. It just happens to be on my desk.

Since you were here the other day we have sold one hundred and twenty-five thousand dollars worth of property. If you were here you would be picking them right and left.

Yours very truly,

CGF:R

## LUMMUS OIL COMPANY, INC.

CAPITAL \$100,000.00

*Lummus*

ARCADIA, LA. February 21st, 1920

Mr. Carl G. Fisher,  
Miami, Fla.

My dear Mr. Fisher:

We have had a week of very good weather. We are now eight hundred and six feet in the ground. I have not been drilling for the last three days on account of making a test. I didn't really expect to get anything but I wanted to satisfy myself as we struck a little sand that we didn't strike on the other well.

I have been right busy this past week closing up with the boys on the Anderson and Penticost leases. I was very much afraid that these wells were not going to be drilled but the people that I had interested were a new bunch of Jews from Detroit, Michigan, and rather than ~~lose~~ the ten thousand that they had put up, they put up forty thousand more and signed up a contract Friday for the drilling of both wells. One rig will be in here about Wednesday and the other one will be in in about twenty days. They are going to drill both at the same time. The people that are drilling these wells by contract are now drilling a well about four miles north of Arcadia. It is the Oil Well Drilling Company of Wichita Falls, Texas.

By the time our well is completed and these other three wells are completed, we should have this territory pretty well proven. If none of us are able to get any oil, I will be pretty well convinced that we are a little out of the line and think that we had better move to a point closer to production.

We have one-eighth royalty reserved in both the Anderson and Penticost wells, as well as all production from both leases and if they should hit either it will put us in good shape. I am going to try mighty hard to bring in a well, even though it is a small one at the shallow depth this time, and if we have no accidents, we should be pretty close to that one week from today. There is a new bit on the market now that looks to me like a mighty good thing. I bought one and paid \$300.00 for it last week. Whenever the formation changes we can send that bit down and get a sample of the material in an unweathered condition and it will save us the expense of going through a complete test each time.

If we fail to get a well in the shallow depth we will drive right ahead then to the 2200 sand. I signed an agreement with the Arcadia Oil Corporation to release the five thousand dollars now in the bank when an affidavit is made by the driller and the Arcadia Oil Company to the effect that they have set 10 inch casing. They may set that before they get five hundred feet in the ground. They have to make a five thousand dollar payment to the contractor when they set 10 inch casing. The balance of the contract remains the same as it originally was drawn.

## LUMMUS OIL COMPANY, INC.

CAPITAL \$100,000.00

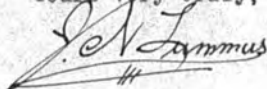
ARCADIA, LA. February 21st, 1920

Sheet # 2

AS soon as I can get these other two wells under way and if we are in good shape with ours, I am going to run home for a week or ten days as I am getting damn tired of this monotonous life out here. I am enclosing herewith a plat showing the actual location of both the Anderson and Penticost wells. The Arcadia Oil Company lost two bits in the hole and had to move over.

With best regards, I am,

Yours very truly,

Handwritten signature of J. N. Lummus in cursive script, with a double underline beneath the name.



*Lummus*

August 3rd. 1920.

Mr. Carl G. Fisher,  
Indianapolis,  
Indiana.

My Dear Mr. Fisher:

Well, I am back in Miami Beach and everything looks good to me.

I have shut down operation in North Louisiana and will not do anything more there before next Spring or Summer. I will mail you a full report on that situation within a few days.

I am in the market and want to line up on something I can make some money at this winter. I will not tie up on anything until I hear from you. Have you arranged all of your plans for the handling of your real estate next winter ?

I thought I would get down here possibly before you left, but, was delayed. Let me hear from you as early as possible. I don't owe a dollar and have not tried my credit yet, it should be pretty good, as I have owed a good many hundreds of thousands and paid them off.

I have not drank two quarts of whiskey since last May--one year ago-- Weigh 180 pounds so am in pretty good trim to stand hard pounding.

With kind personal regards, I am,

Yours very truly,

*J. N. Lummus*

JNL/b.

August 7th, 1920.

Mr. J. N. LUMMS,  
Miami, Florida.

My dear Mr. Lumms:-

I have yours of the 3rd inst. I am very glad to hear that you are back at Miami Beach. If your health is good and you feel fine you have probably accomplished more than the crowd stayed at the beach who have been working like dogs and still have a long way to go.

We have made no plans for the handling of our real estate next winter. We have the same force that we had last year, but there should be a lot of good sales made this coming winter. I will be very glad to go over all prospects with you when I come down the 1st of November. If there is any money left in the country we ought to have lots of it at Miami.

Yours very truly,

OGP:EM

*Lumas*

April 22, 1922.

Mr. J. W. Lumus,  
1200 Ocean Drive,  
Miami Beach, Fla.

My dear Mr. Lumus:

Enclosed please find a Stock Certificate for 100 shares in the Peninsula Terminal Company, which includes that property south of the government cut, approximately 200 acres.

You will remember when we talked about the organization of this Company, that I told you at the time I would give you some of the stock for the reason that you were the first to bring the property to my attention.

For your information, we have sold 6 acres to the Belcher Oil Company for \$100,000.00 and we have two other good sized deals pending. If we can make two more good sales we can commence filling operations and have the property ready for dock purposes. On account of the financial situation it may be some time before we can do this, but I am sure we will both live to see this a wonderful dock property and quite valuable.

I am leaving today for the north, and hope that you will have a good season.

Yours very truly,

CARL G. FISHER.

CGF:REC

Lummis

May 1st, 1925.

Mr. J. H. Lummis,  
#1200 Ocean Drive,  
Miami Beach, Fla.

My dear Mr. Lummis:-

We have your check for \$5,000.00 on account of one lot in the Terminal Property. I am giving this over to Mr. Kohlhepp with a memo as follows: That as soon as our completed map is out, I will select you a lot, which I think will be satisfactory to you. I will make a price on this lot to you, and if not satisfactory we will return your check. Since you and Brown, and I don't know which of you was the first to call my attention to this property, and since you were originally one of the prime developers of the Beach, I would like to have you as one of our stockholders and would like to select for you a lot that I think will give you good returns in the next few years. However, we make a great many mistakes ourselves here in anticipating sales and values, and if the lot we select for you is not to your satisfaction, or if you have any other ideas, I would be very glad to hear from you and change the selection. At this time it is not possible for us to tell what value the inside property will be on account of so many changes in plans of either the State and Government, our own plans, together with the wishes of the Steamship Company and Oil Companies, as we have found it necessary to change blue prints several times, and right now we are not sure that the next blue print which we are working on will be entirely satisfactory to all parties concerned.

Therefore, if you are satisfied to let this matter hang in abeyance until we are sure that our last map and layout of the property is what we want, we will hold your check until that time and then make a selection.

I am leaving tomorrow night, but am sending a copy of this letter to our Mr. Kohlhepp, and you can get in touch with him if for any reason this plan is not satisfactory.

Yours truly,

CGP:K.



Charge to the account of \_\_\_\_\_ \$ \_\_\_\_\_

CLASS OF SERVICE DESIRED	
TELEGRAM	<input type="checkbox"/>
DAY LETTER	<input type="checkbox"/>
NIGHT MESSAGE	<input type="checkbox"/>
NIGHT LETTER	<input type="checkbox"/>
Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM	

# WESTERN UNION TELEGRAM



NEWCOMB CARLTON, PRESIDENT      GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

NO.	CASH OR CHO
CHECK	
TIME FILED	

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

Port Washington  
May 28, 1926

J. N. Lumus  
c/o The Southern Bank & Trust Co  
Miami, Florida

We will certainly support you for mayor.  
Letter follows.

Carl G. Fisher

*Fisher*

Miami Florida Jan 11th 1930

Lunes

Dear Mr Fisher:

Please note the attached I would like to talk with you about this if you will advise me when and where I can see you. It looks to me like the City of Miami Beach should have this, and I dont think the boys realize its importance. With kind personal regards and wishing you a prosperous New Year I am

Yours Very Truly

J. V. Summers

of The Southern Bank and Trust Co  
Miami Florida.

Miami, Florida,  
1806 S. W. Second Avenue,  
January 9, 1930.

City Commissioners,  
of the City of Miami, Florida,  
Miami, Florida.

Gentlemen:

The Ocean Beach Realty Company, some years ago, entered into an agreement with the City of Miami Beach relative to the use of the lands now known as Lummus Park between Sixth Street and Fourteenth Lane on the ocean side of Miami Beach.

This Company has received an offer to sell its right, title and interest in these lands, but before considering the offer of private individuals for the purchase of this right and title, it has been suggested by the Board of Directors of the corporation that it be ascertained first whether or not the City of Miami Beach and the City of Miami would be interested in purchasing this right and title.

We have submitted the matter to the City of Miami Beach and they have not advised us as to whether or not they would or would not be interested in acquiring the right and title of the corporation in the lands.

If the City of Miami is interested in acquiring the right and title to these lands, we would be glad to take the matter up with your representatives, but if you are not interested in acquiring this right and title, we would appreciate a letter from you to that effect.

Yours very truly,

*The* OCEAN BEACH REALTY COMPANY

By *J. J. Lummus*  
President.

January 15, 1930 .


Mr. J. N. Lummus,  
c/o The Southern Bank & Trust Co.,  
Miami, Florida.

Dear Mr. Lummus:

Replying to yours of the 11th:  
I am entirely un-familiar with any  
agreement you refer to. Naturally,  
I would be interested to know more  
of the details.

Very truly yours,

CCF:T



Miami, Florida.  
#1806 SW. Second Ave.,  
Phone #2-3794.

February 3rd, 1930.

My dear Mr. Fisher:

Further referring to our conversation of a few days ago, relative to the property at Miami Beach, known as Lummus Park.

I fear that you have not grasped the intention and the purpose that has prompted me to discuss this matter with you and by reason of your invitation to write you further in the matter, I am writing you this letter with the hope that I can paint to you the picture as I see it.

To one well acquainted with the fact that the City of Miami Beach admitted for the sake of argument, hold the right or easement to use and employ the property known as Lummus Park for park purposes only and this park has unquestionably cost the City of Miami Beach in improvements hundreds of thousands of dollars, and the City perhaps spends thousands of dollars per year in the maintenance of the park, and the only benefit that perhaps the public can get from the park is that the people of the City of Miami proper, can operate and employ this park at the expense of the City of Miami Beach.

Some few weeks ago, some private individuals came to me and tendered what apparently is a bona fide offer to purchase the reversionary rights in the park property from The Ocean Beach Realty Company, with the view of converting this property into commercial properties and after making some investigation of it and discussing it with a number of property owners at South Beach, I found that there was a demand that the park be converted into commercial properties for the reason that it is detracting from the individual property owner at South Beach, that is now operating and engaged in bathing privileges and concessions and further, that if this property was converted into commercial properties, that a reasonable value on the property would within the next two or three years bring to the City of Miami Beach more than enough money to pay off and to discharge the present bonded indebtedness.

After arriving at this conclusion, I then presented to the City Council at an informal session, the same proposition, that for the sum of two hundred thousand dollars, The Ocean Beach Realty Company would release all of its rights to the property so that this property could then be abandoned as a park and sold for

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commercial purposes by the City of Miami Beach, having the further view that with the elimination of the present bonded indebtedness through the sale of this property, which unquestionably can be had, that it would enable the City to vote more bonds of a lesser amount than the present bonded indebtedness, to meet the improvements necessary and needful to the north part of the City of Miami Beach, or that the City, if it so desired, instead of paying bonds with the proceeds of this property when sold, would have available funds with which to make the improvements without the issuance of bonds and the saving of upkeep of park alone would perhaps pay the major portion of the interest on the present bonded indebtedness of the City of Miami Beach.

It is not my desire and never has been to hold up the City of Miami Beach, and it is not my desire to sell these rights that my Company owns to a private individual or individuals because I feel that if this property is to benefit anyone it should benefit the City of Miami Beach.

As perhaps you know, there are some lease rights across this property that were there long before the City acquired any right of any kind to the park, which rights however, are only enforceable by The Ocean Beach Realty Company and there are other claims against the City of Miami Beach by The Ocean Beach Realty Company, and the proposition that I attempted to make to the City was for a sufficient sum of money to enable The Ocean Beach Realty Company to eliminate all of these claims and rights of every kind and nature and may I say to you frankly, that there would be in this offer, only a fair consideration to me individually and personally in accord with the work necessary to perfect the arrangement because in the first place, from the sum offered I would have to pay the sum of fifty thousand dollars as a commission or at least this was the individuals proposition.

If I am mistaken in the idea that the City of Miami Beach does desire to keep a park for the benefit of citizens other than at Miami Beach, and I believe that you will admit that ninety per cent of the people that use the park are citizens of another city, and desires to operate this park in favor of its own citizens who are in the same line of business that the park is used for, that is, a bathing beach, and desires to continuously eliminate valuable property, from the tax books, then of course, my proposition is very improper, but I cannot believe that the City of Miami Beach desires to perpetually carry on and continue the present arrangement and this prompted me to try to offer to the City of Miami Beach, a tract of land that I figured will in the course of a year or two at the most, bring in a sum of money not only sufficient to pay the present bonded

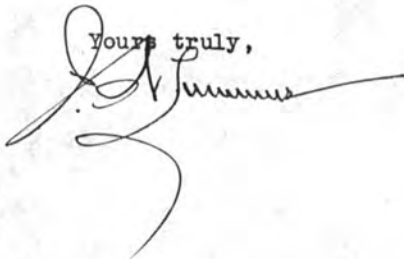
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indebtedness, but would add to the City tax books a property of considerable valuation.

The proposition I submitted to the City was not what I would consider absolutely rejected, nor was it accepted, but I have since been informed that it is pending a proposition to vote perhaps on additional bonds and I am positive in my belief when I say that if there was included in this project the purchase of Lummus Park property, that not only would the bond question carry but that the people of the City of Miami Beach would vote to buy this park at two hundred thousand dollars.

I hope that I have not detained you too long in trying to give you these facts in writing and if I am all wrong I am perfectly willing to await other developments, but I am sincere in my belief that this proposition is not only one of interest to me individually, but of the most importance to the City of Miami Beach, and my stockholders unquestionably will do things now that they will not do six months from now, and I am writing you this letter for one purpose and one purpose only, and that is, if you believe, after looking the matter over from this angle, that it is merit in my contentions, that you would be kind enough to advise me whether or not I shall proceed, but if you disagree with me, then may I apologize to you for taking your further time.

Yours truly,

A handwritten signature in dark ink, appearing to read "J. V. Lummus". The signature is fluid and cursive, with a long, sweeping underline that extends to the right and then loops back down.

March 19th 1932.

Mr. J. W. Lummus, Sr.,  
341 N.W. 39th Street,  
Miami, Fla.

*Lummus*

Dear J.W.

When I made the engagement with you for Saturday at 1:30 P.M., I overlooked a previous engagement I had for that day, and would like to change my engagement with you until 2 o'clock on Monday, at my house.

If you and Mrs. Lummus would care to come to the Boat Races tomorrow (Saturday) the enclosed Badge will get you through the gate. Come to the Roof Garden where Mrs. Fisher and myself will have some thirty or forty guests coming and going, to look at the Races, and at the same time I am filling some engagements there.

If however, for some reason you do not care to come to the Races, then will you please change the engagement to Monday at 2 o'clock?

After next week I hope we will have more time to play tennis, and catch ourselves a few catfish.

Yours,

C. G. FISHER

CGF-HM  
Enclosure.