



MODEL LAND COMPANY

FLAGLER SYSTEM

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CHAS. S. BRUMLEY, ASST. SECY. & TREAS.

ST. AUGUSTINE, FLA. 1-31-24.

SUBJECT: J. R. Deane, Contract.

Messrs. Pepper & Potter,
Miami, Florida.

Gentlemen:

We are in receipt of your favor of the 23rd inst., enclosing clipping in regard to Mr. Deane's project in Twp. 59 and 60, Range 37.

We have had copies of all of Mr. Deane's articles and those mentioned by yourselves. We are not making ourselves in any way liable for Mr. Deane's advertising. Our attorney thought it best to eliminate all chance of our revising his advertising matter or approving or disapproving of same, in order to avoid complicating the Model Land Co., or making it in any way responsible for any language that he might use in his advertising matter. As it is not Mr. Deane's intention to sell any part of Twp. 60, Range 37, showing on his plat the proposed coastal highway should not interfere in any way with the responsibility of his project. We, ourselves, have heard some talk of this proposed coastal highway from the cocoanut plantations up to Miami, and even from Miami to Jacksonville, but this may or may not end in talk, but we think there is a reliable possibility of it coming from Miami to Jacksonville, and there is a possibility of it going from Miami to Cape Sable. This, however, is all futures.

As heretofore advised you, we will send you a copy of our contract with Mr. Deane, together with copy of the trust agreement with the First National Bank, just as soon as we can get same prepared.

I would suggest in regard to interviews by the newspapers that you avoid giving out any information whatever for publication. In other words, do not desire to be connected with the project in any possible way that might implicate us, though we have every reason to believe that Mr. Deane is honest and that he will use his utmost efforts to carry out his project to a successful issue, and we concur in your opinion that if he gets 50% what he contemplates doing, that it will be one of the most successful undertakings for the development of Florida that has ever been tried.

In reference to what Captain Jaudon says in regard to building a railroad, and which is mentioned in the newspaper

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article which you sent me, there is no misrepresentation made in this article. If the planting of their sugar cane is successful and the establishment of a sugar mill in that district takes place, it will necessitate a branch of the railroad to the mill site. Whether it shall be constructed by the Florida East Coast Ry. Co. or by Mr. Deane's corporation is a matter which will have to be determined in the future. Of course at present there is no idea on Mr. Deane's part, or anyone else's, of the construction of a railroad through the territory.

Yours truly,

J. E. Deane
President.

H-s.