

Alta Vista Hotel
Colorado Springs, Colorado
June 27th, 1945.

The Right Reverend Harry S. Kennedy,
Bishop's House
Honolulu, Hawaii

Dear Bishop Kennedy:-

Mr. Haney sent me a copy of your letter which reached me just as I was leaving New York to return to Colorado Springs. I regret that there is still any confusion in your mind regarding the Woodland Park property which we discussed both in Wichita and here.

You will recall that our original proposition to you was for a one hundred acre tract including all the buildings for the sum of \$3000.00. At that time you were unable to go above the sum of \$2000.00, so we divided the tract into two peices, one of 60 acres including the buildings, and the remaining forty we were to hold on your option. At the time of your purchase of the 60 acres we had the whole 100 acres surveyed and an imaginary line drawn on the map, a copy of which I enclose herewith. This remaining 40 acres as you will see lies to the north east of your present property adjoining the Forest Reserve. At the time of the original purchase we discussed the water situation fully, and we agreed that you should use our supply until such a time as you were able to drill a well at the place on the above mentioned 40 acres, now under discussion, where a well has always been indicated and where a number of well informed people had told us there was no question but that a well would be available near the surface as during many normal years water has risen to the surface. Unfortunately our own pipe line broke down, and at that time you thought it better to lay the surface line from Woodland Park rather than to attempt repair on the other line.

As I have both written you and told you the tragic illness of Miss Forster has made it necessary to sell all the rest of our land. I wanted you to have the first choice on the whole remaining 150 acres if you wished to add it to what you now own. And I am sure that you will recall that you told me here just before you returned to Honolulu that I could count on either you or Grace Church taking the 40 acres now under discussion. With this understanding I have negotiated a sale for the approximate 100 acres and our cabin which leaves this 40 acres already surveyed and considered as a part of your place as it is now a isolated tract surrounded by the three tracts we have sold and the Forest Reserve. The price of \$1000.00 for the 40 acres seem high for that alone, but this was in part on the original agreement including the 60 acres with all the buildings which at \$2000. was low.

I trust that I have made it all clear to you now and I have indicated on the map just about where the water location is. And I am most happy to tell you that after all these many months Miss Forster has taken a wonderful turn for the better and is

Now with her sister in Nebraska, where I hope her convalescence will be more rapid, though it will still be many months if ever before she can resume her normal life.

As I have only just returned, I have not seen anyone to speak of here in Colorado Springs. I have work to do in this vicinity for a while and then a new book to work on for the rest of the year.

This brings my kindest regards to both you and Mrs. Kennedy, and the hope that we may soon turn over the completed abstract on the 40 acres to you.

Most sincerely yours,