Doylestown June 5th 1859

Dear Sir

I send by my son my acct of rent due Log. Lab Co for the year 1859

The tenants have not all paid but I advance the money trusting to get it sometime soon. Now on the list have paid after R. E. Ely, and one ~~Rod~~ (J. Parsons) is in arrears 3 years & which I have advanced—

I rec'd a letter some time since from Mr Williams your Company counsel in relation to the adjustment of the ground rent for the next Term of 100 years in which he proposed that the tenants should select an agent to agree upon the Appraisers for the rent for next term

I have seen some of them and they still appear to be anxious to redeem the rent by paying down a Stipulated Sum. They also desire to know whether your desire is to fix ~~upon~~

12482.F.599

the amount of the rent at this time or merely to agree upon the appraisers as the Term does not expire untie the 1st of March 1861 it would not be worth while to agree upon the Men at this time (as some of them might die) unless it was intended to fix upon the rent for the next Term — I expect to be in the City in a week or two & will call & see you ——

Mr Williams also desired me to send him the Amount of the assessment and valuation of the land as returned to the Comrs

The Assessors have not made their returns for the present year but will do so in a few days when I will procure the same from the County Comrs Office — Be so good as to inform Mr Williams of this

Yrs respt

L. P. Smith Esq

C. E. DuBois

Doylestown July 5th 1859

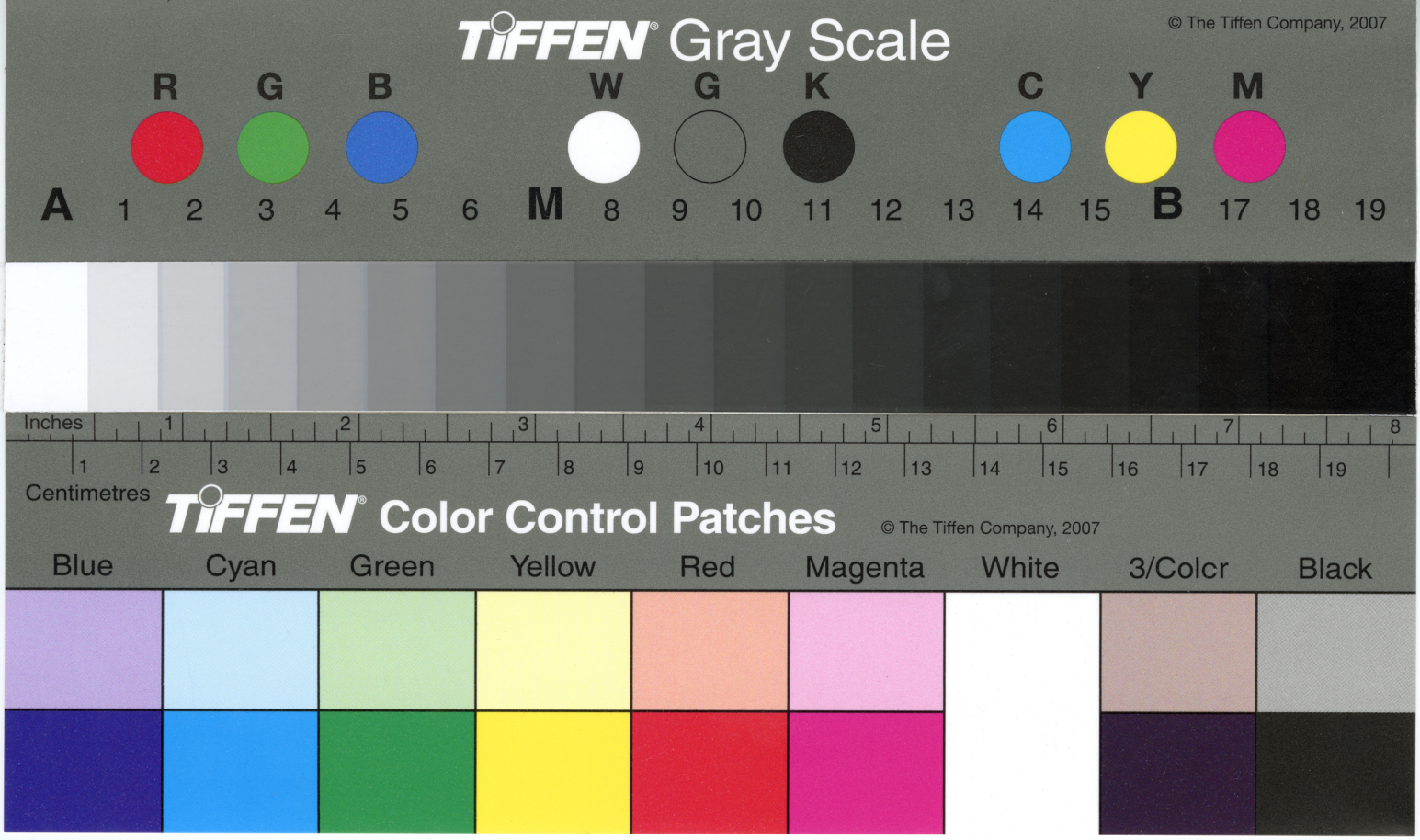
Dear Sir

I was in the City recently & intended to call & see you but it rained so incessantly that I was unable to do so.

I have examined the assessments of the Loganian properties & find the Ingham Tract assessed at $50.00 per acre The other lots range from 40 to 50. per acre.

I think I shall be in the City again soon & will call & see you.

Yours resp'd
C. E. Du Bois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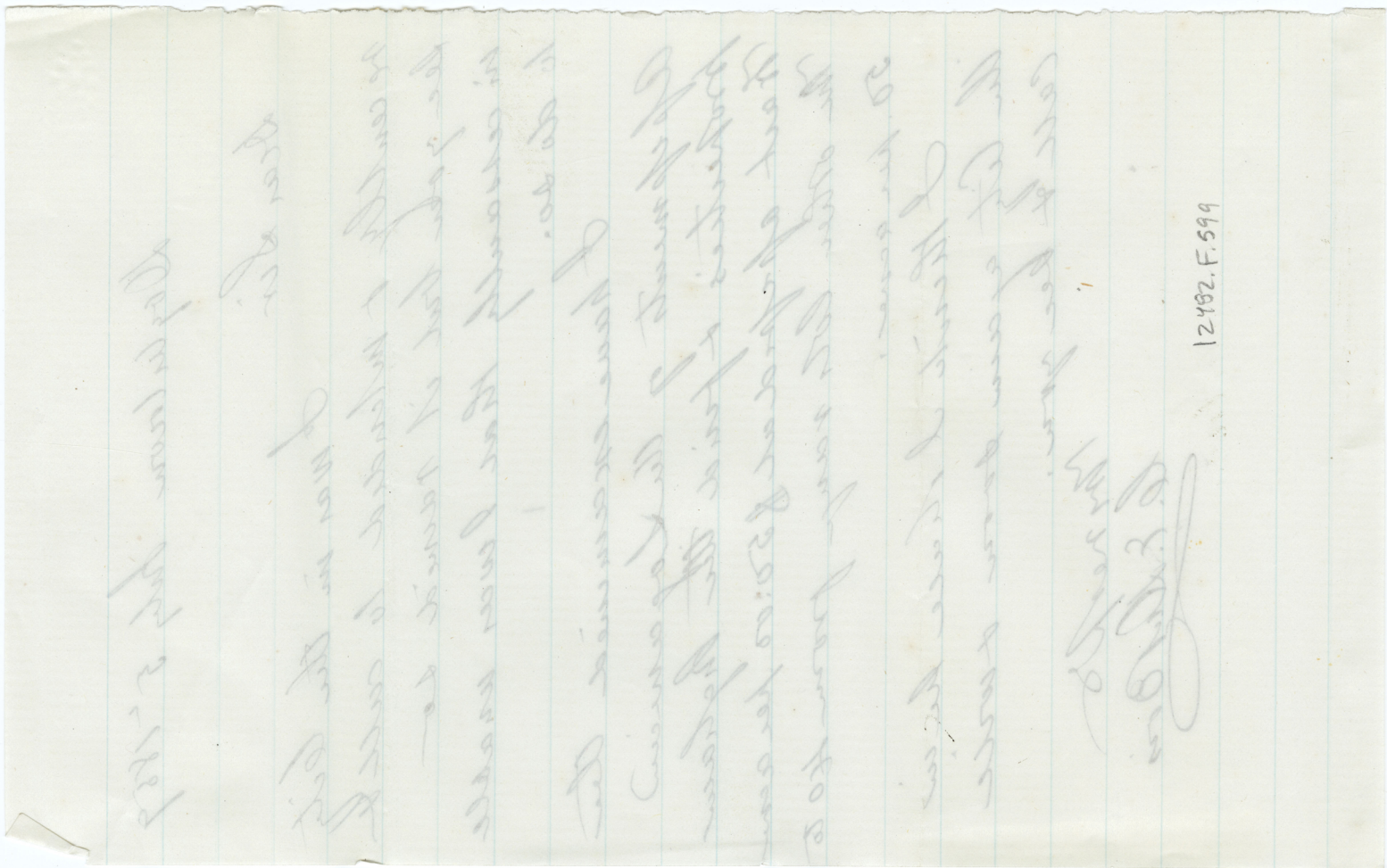
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Doyleslown Apl 5. 1860

Dear Sir

When I recd the despatch from Mr Williams, the Comrs not being in Session I was unable to procure the Key of their room. I have now examined the Books and find the Assessments as follows. Some of the tenants having other land adjoining I could not seperate the Assessments. I have however the principal ones. —

A. I. Beaumont 312 Ingham Tract $50 per acre

Mill (seperate) 500

R. Ely 84 30 per acre

M. Atkinson Dean 40 Tract House & lot

Jno Coates 30 per acre

M. Gibbs 30 ac do ~~House & lot~~ 250.

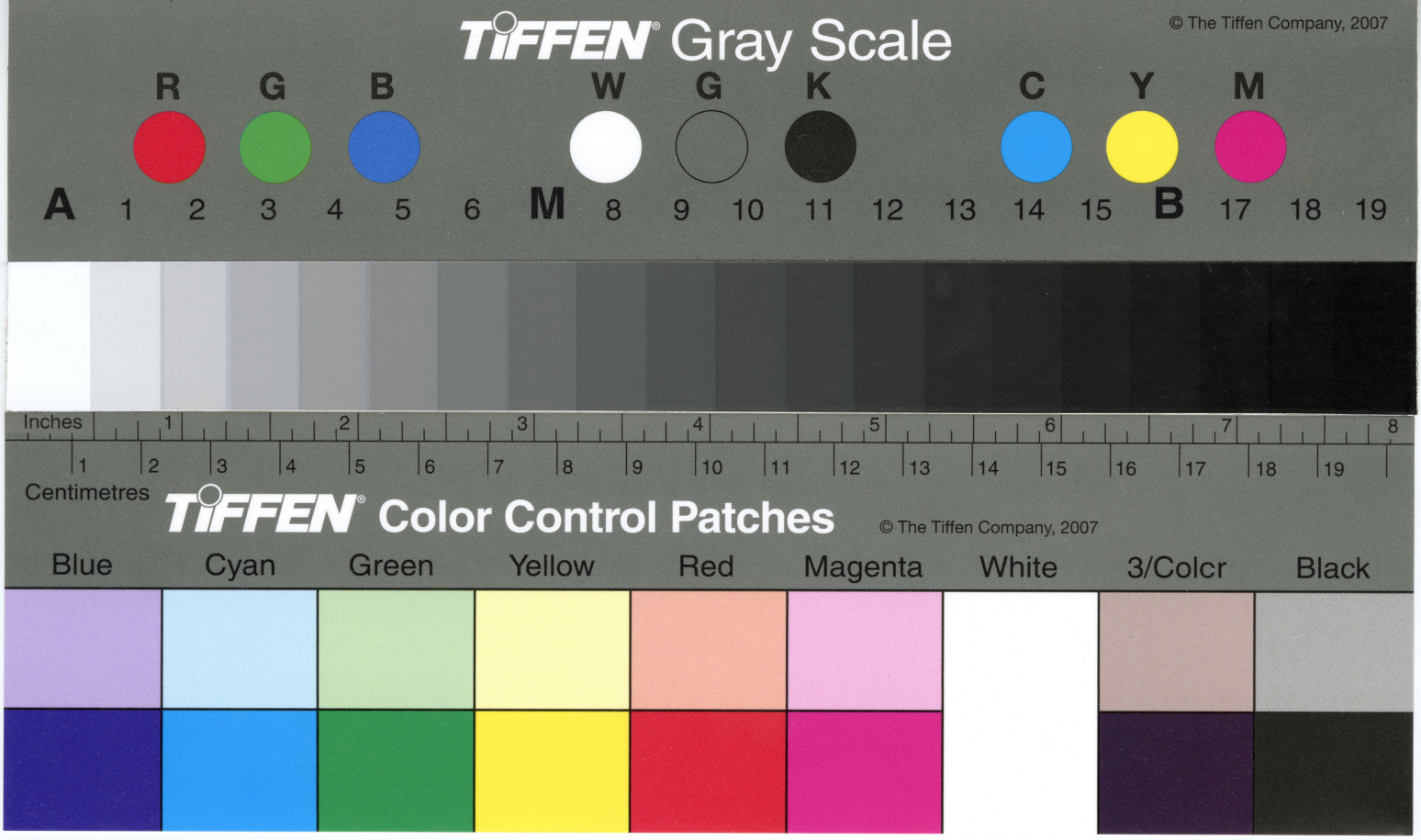
I. Parsons ~~House~~ & lot 250

C. Smith 40 per acre

M. Pearson Lot 450.

The number of acres you can tell from your Acct.

Yrs &c C. E. DuBois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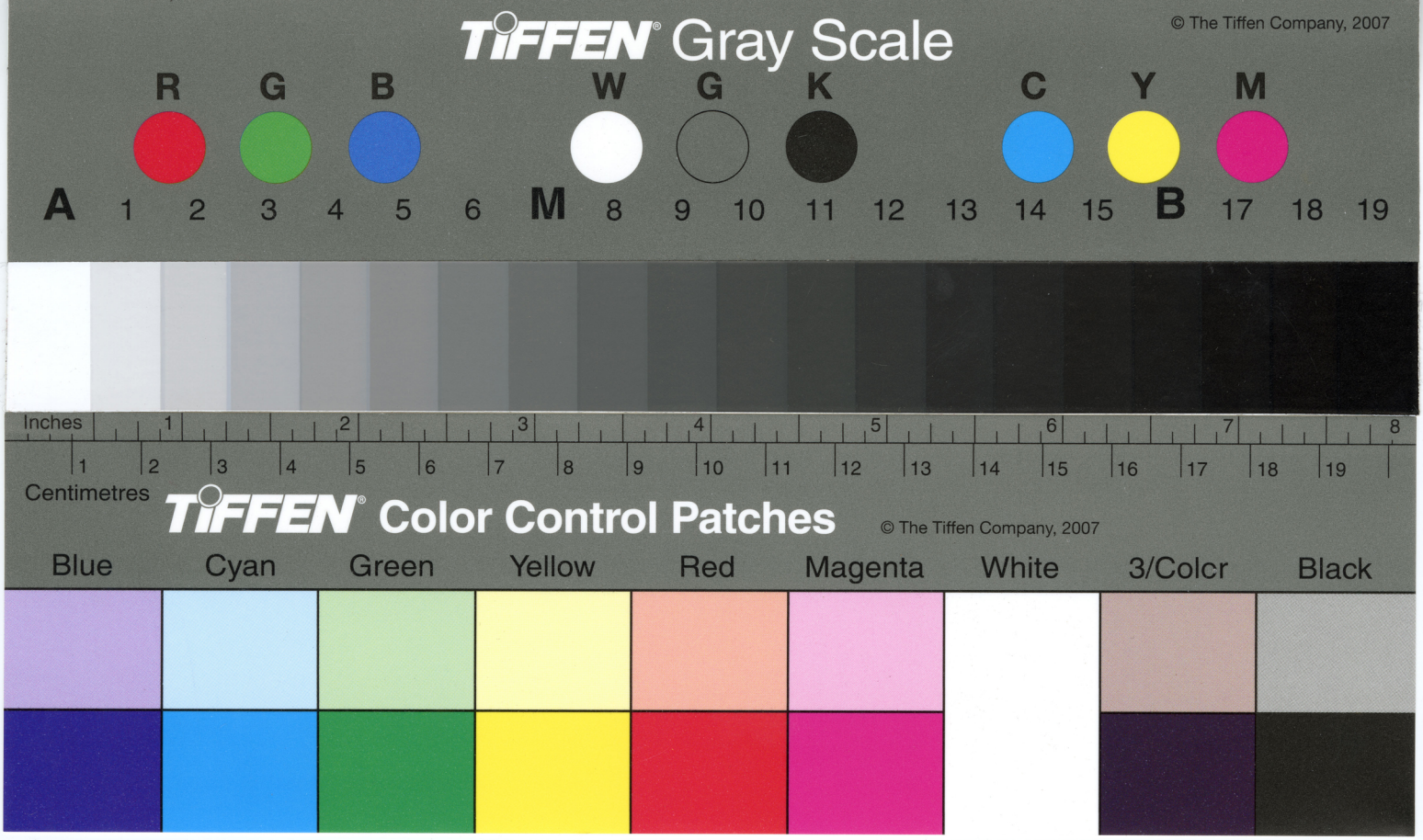
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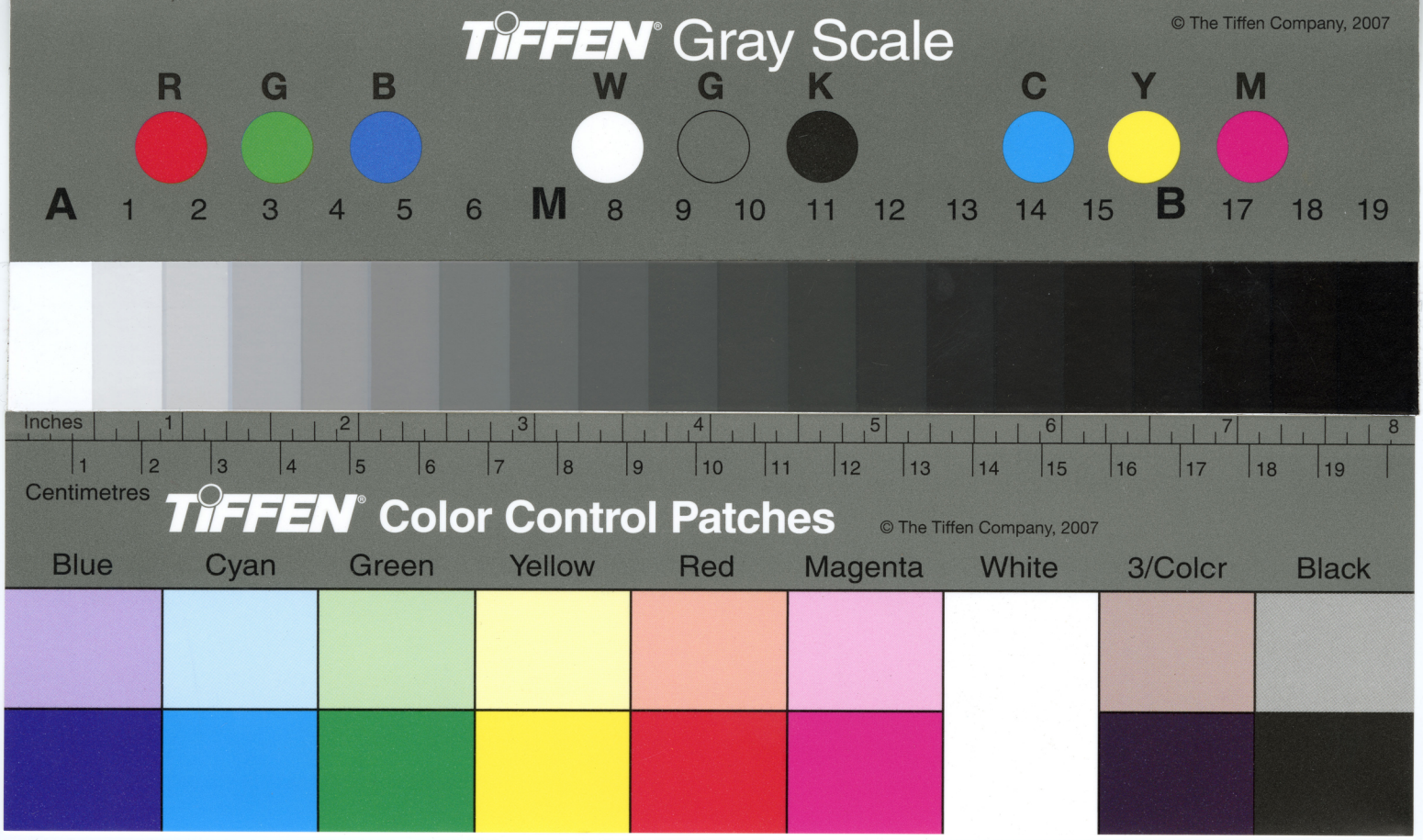
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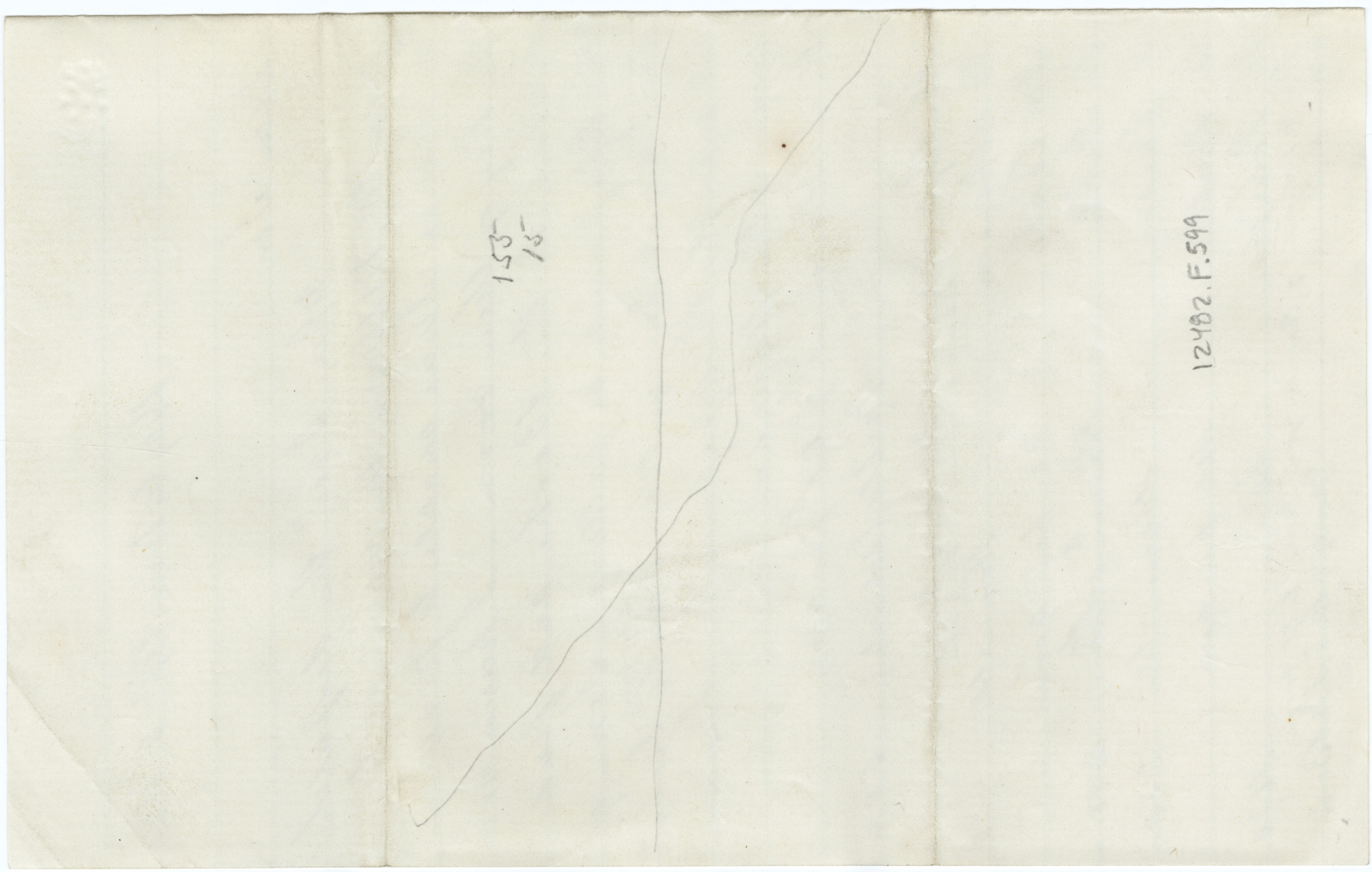
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12482.F.599

Doylestown June 14th 1860

Dear Sir

I have conferred with some of the tenants of the Log. property but they decline to make an offer. They want the offer to come from you.

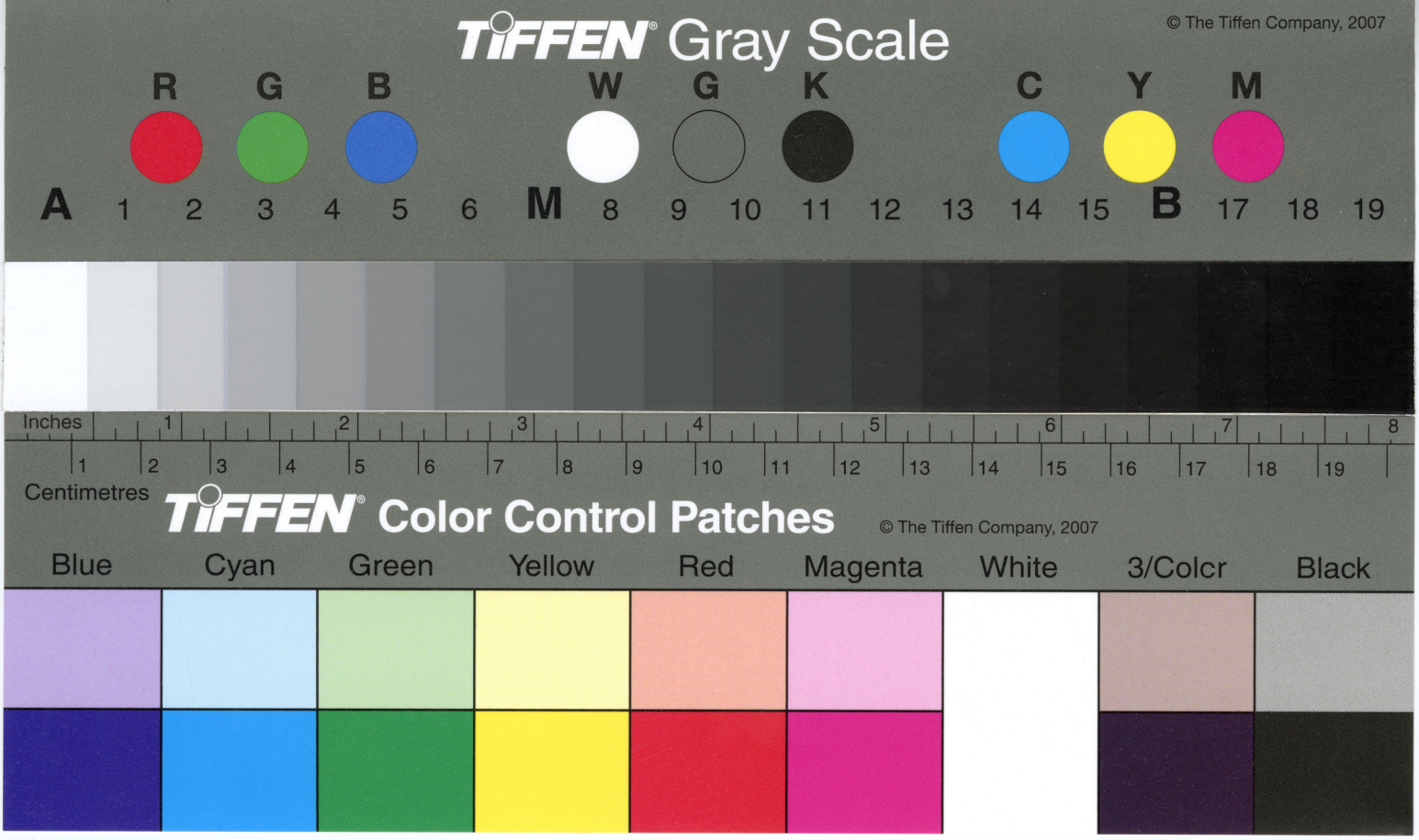
I think they would be willing to give 1.00 an acre instead of 22 cents the present rate. I am not authorized to offer it but from what I can gather from them I think they wd pay that - You can perhaps shape your offer from this.

As to a survey of the Tract I dont see any necessity for that as the ground rent will not be apportioned upon each lot as now subdivided but will be assessed upon the whole

If however you desire a survey

It does not matter by whom done
We have a very competent surveyor
in his place Mr George Hart
I saw Mr Beaumont to day
but he says the tenants decline
to make an offer. I think Mr
Randolph & Ely are the most
desirable about the matter
Yrs truly
C. E. DuBois

Lloyd P. Smith Esq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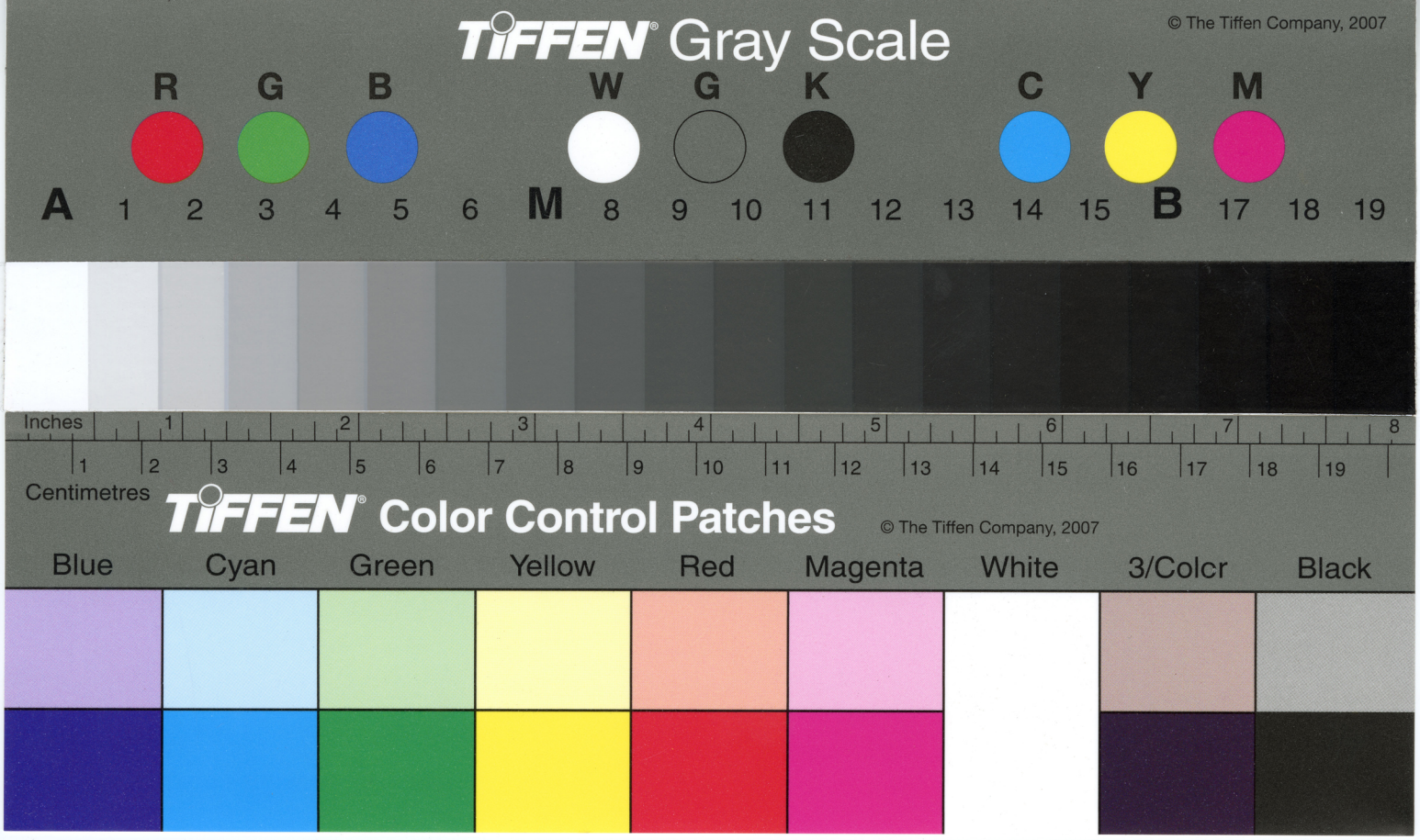
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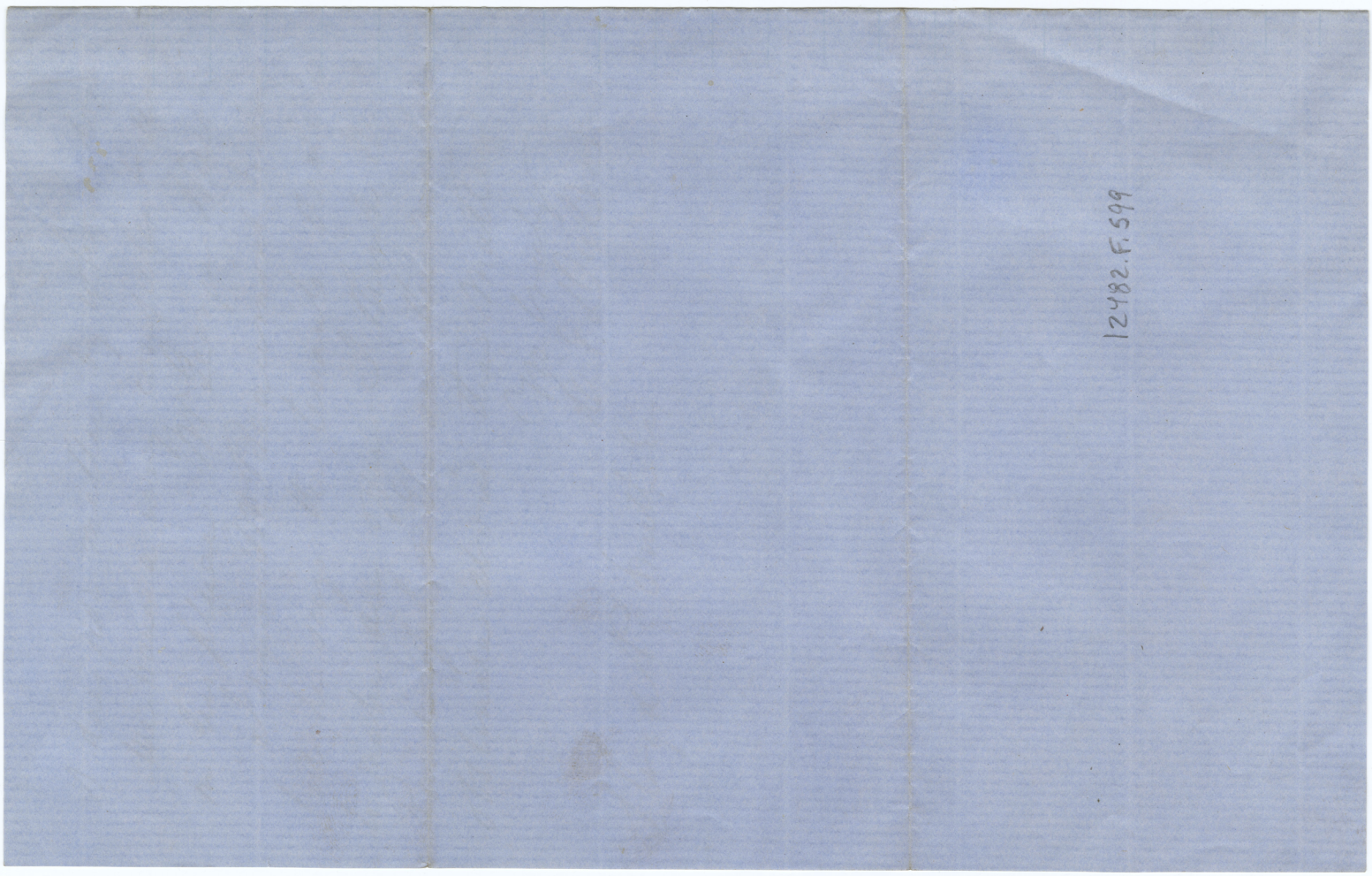
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Doylestown July 19th 1860

Dear Sir

When I rec'd your former letter I called on Mr George Hart a surveyor in our place (as I then informed you) to survey the Leg. Tract and he said that it would be better to have it done after the hay & grain was harvested as it would be in his way. I called on him again to day and after some conversation with him we thought a plot or draft could be made from the ~~old~~ description in the original Deeds and the Sub-divisions could be made from the recent deeds made for such divided portions. The original deeds have but a few courses & distances and we can get them all from the Office. I do not see any advantage in a resurvey as the new draft will be based on the

original Survey at any rate another
pro acres more or less would be of
no moment.

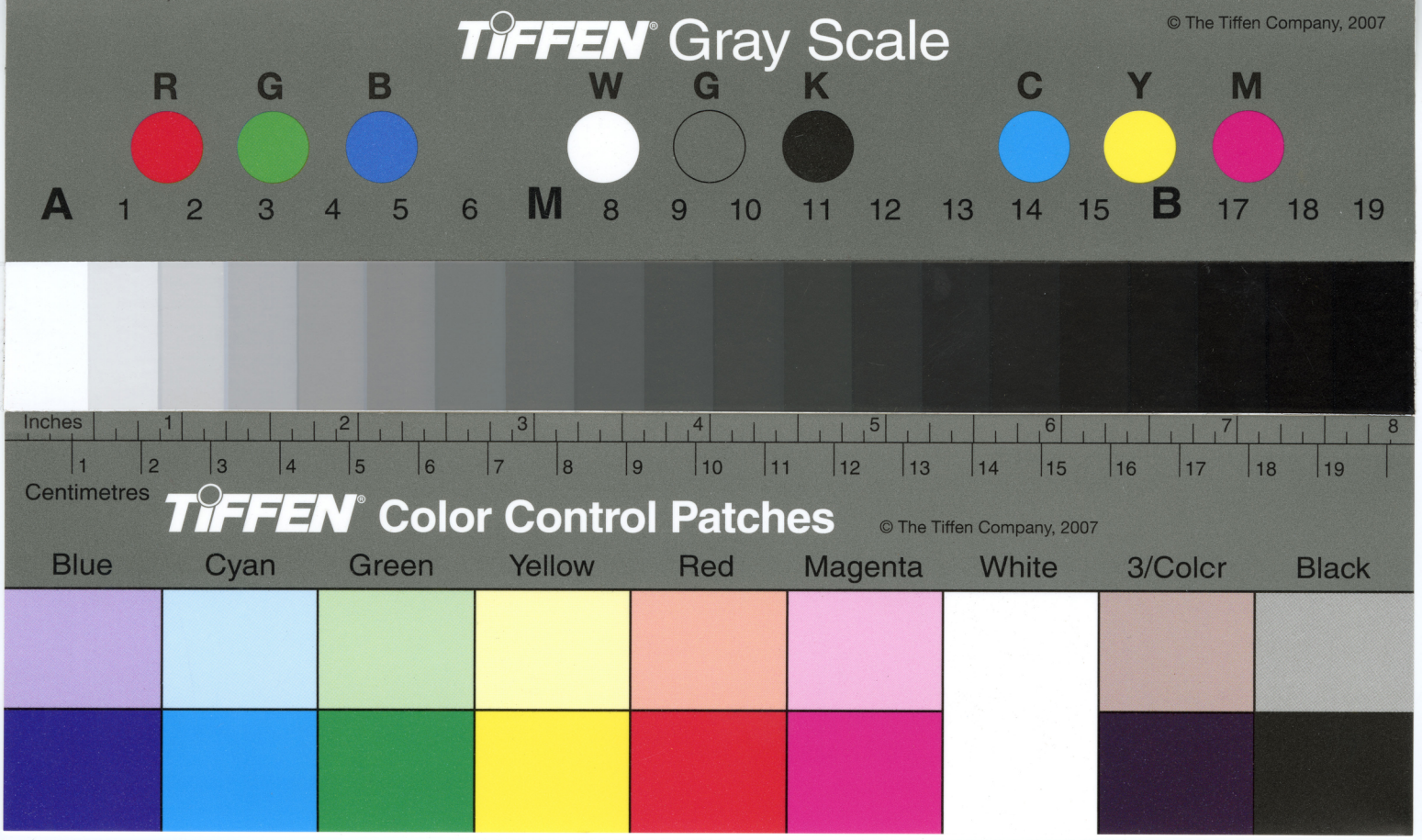
It would take several days
to survey the whole in its divided
portions.

I told him I would write
to you and if you thought well
of it he would make out the
plot or Draft from the survey

If it must be surveyed
he says he cannot fix upon as
early a day as you seem to
wish

Yours truly
C. E. DuBois

L. P. Smith Esq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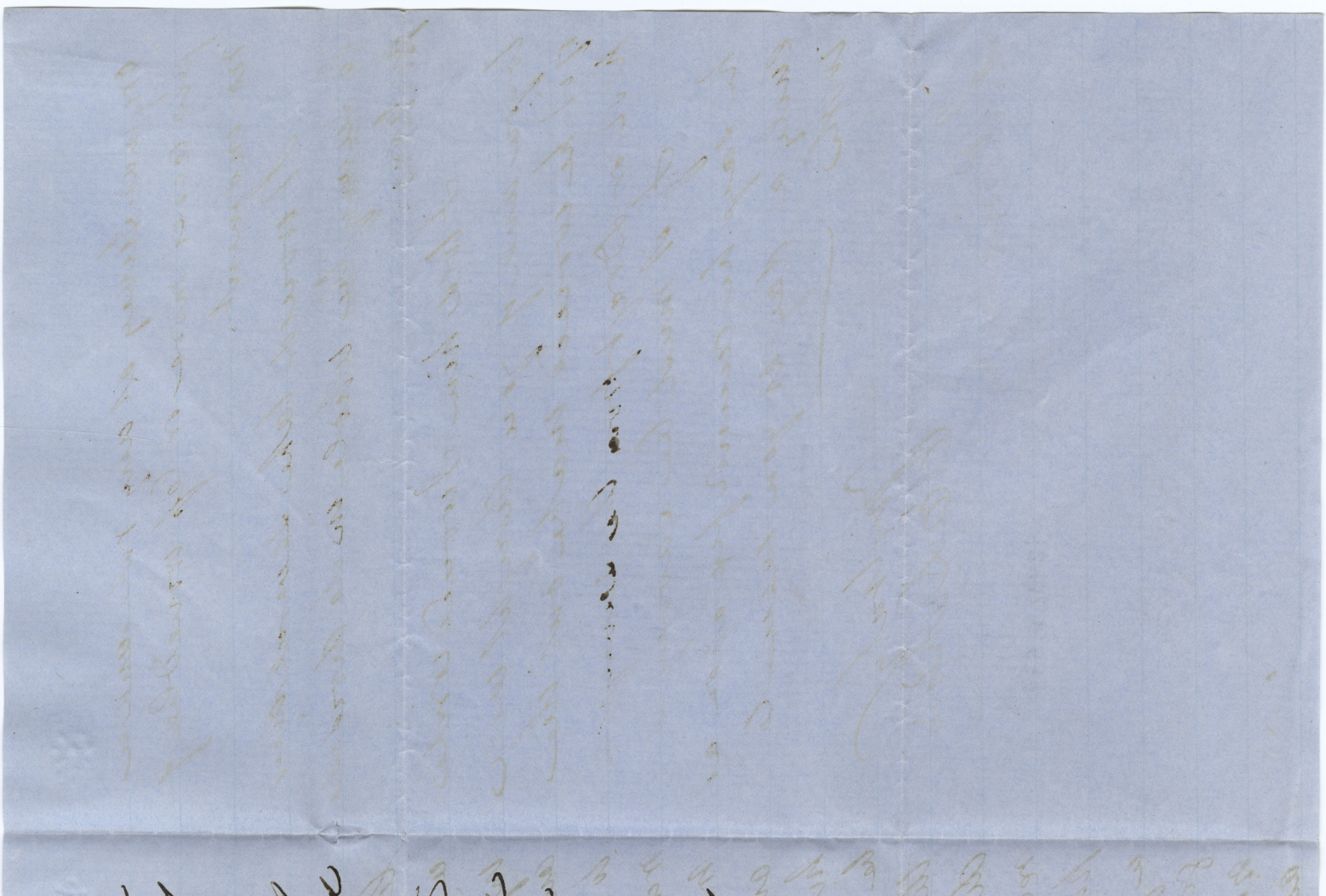

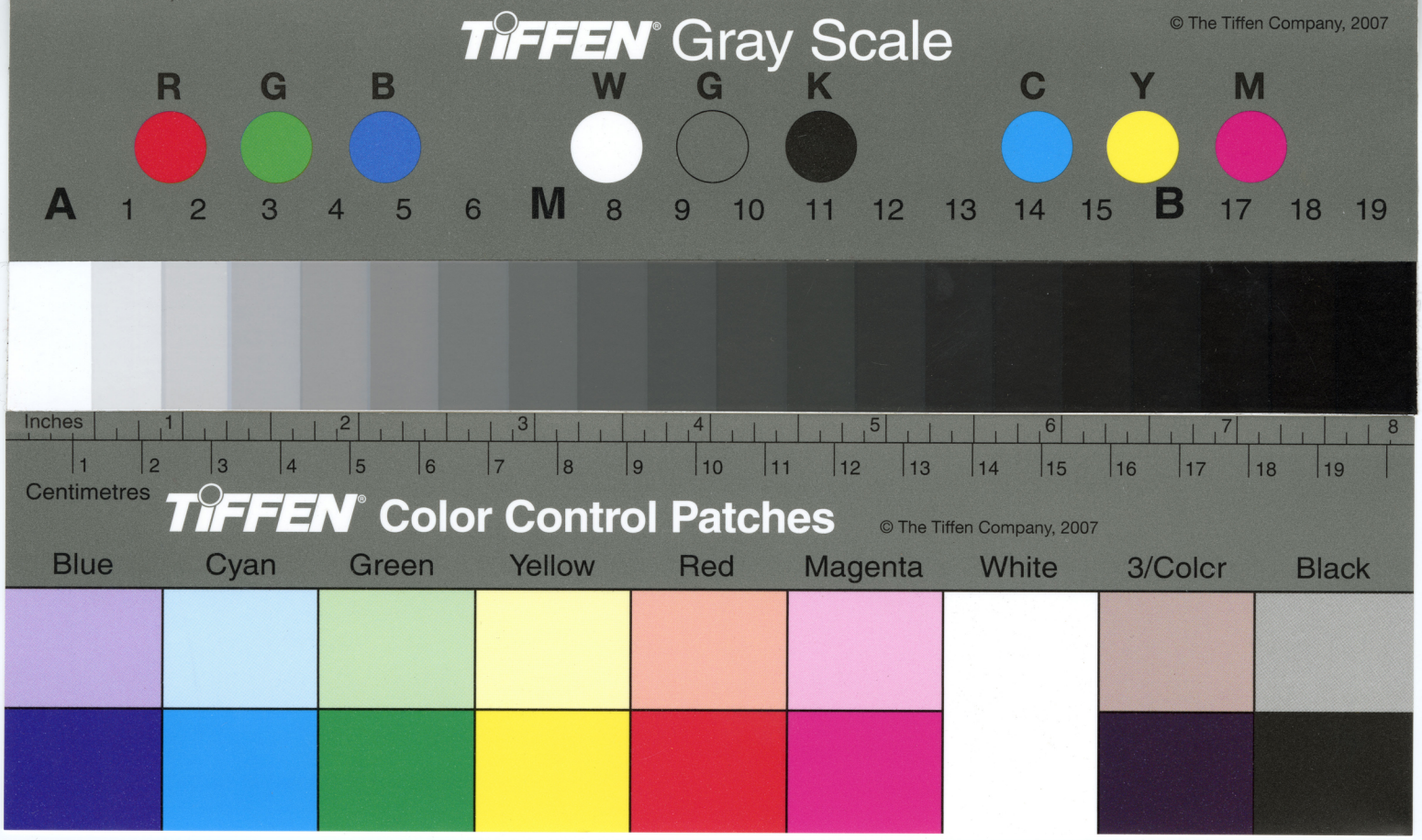
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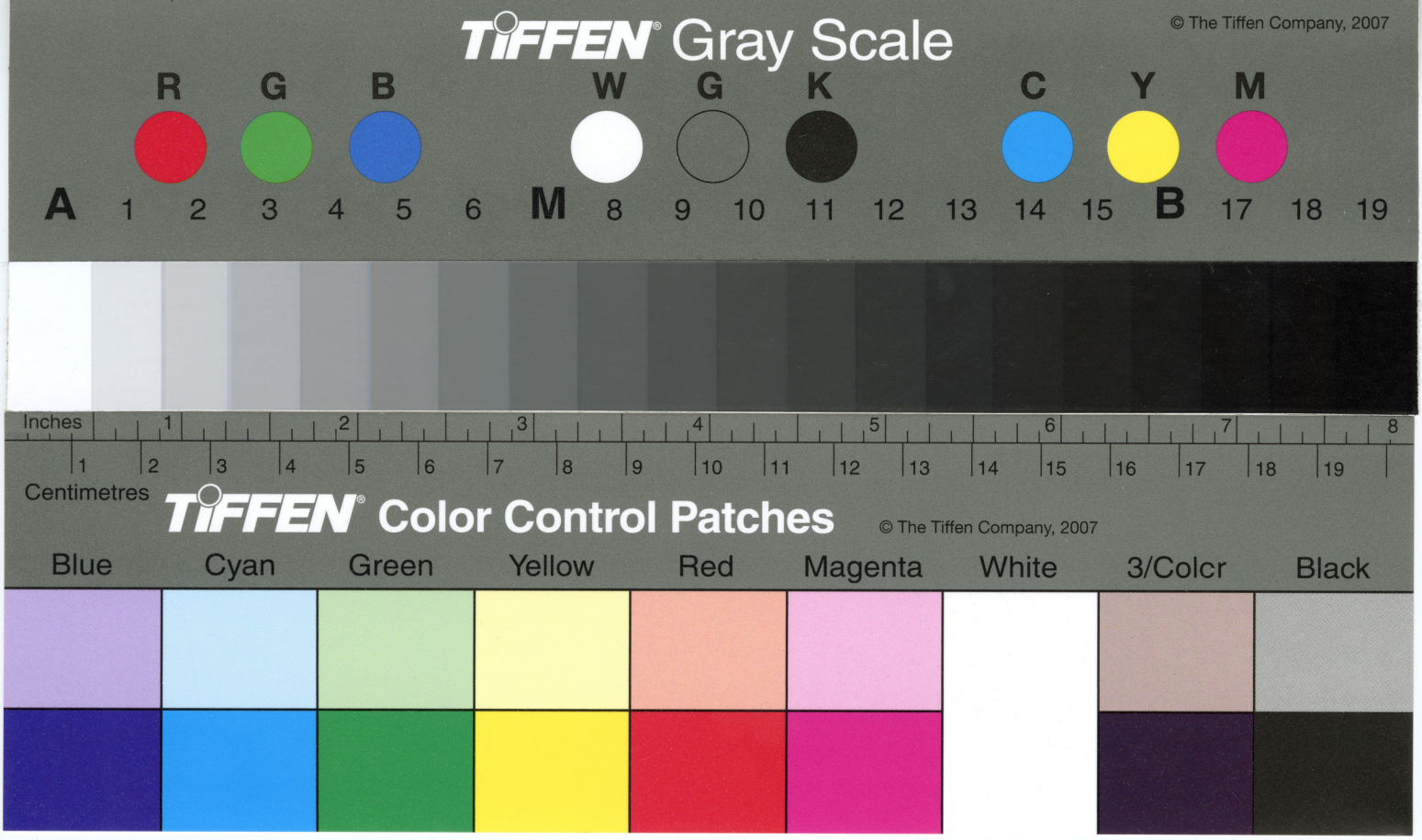
(Copy)

My Dear Sir,

We think it still desirable to have the survey made. It will be a voucher for futurity. The grain is now cut & we should like it done as soon as possible we wish to see how the deeds correspond with the fact of its extent. We shall then be prepared to make an offer for settlement if desired.

Yrs truly
H T Williams
July 24th 1860.
Philada

C. E. Dubois Esqre
Doylestown
Bucks.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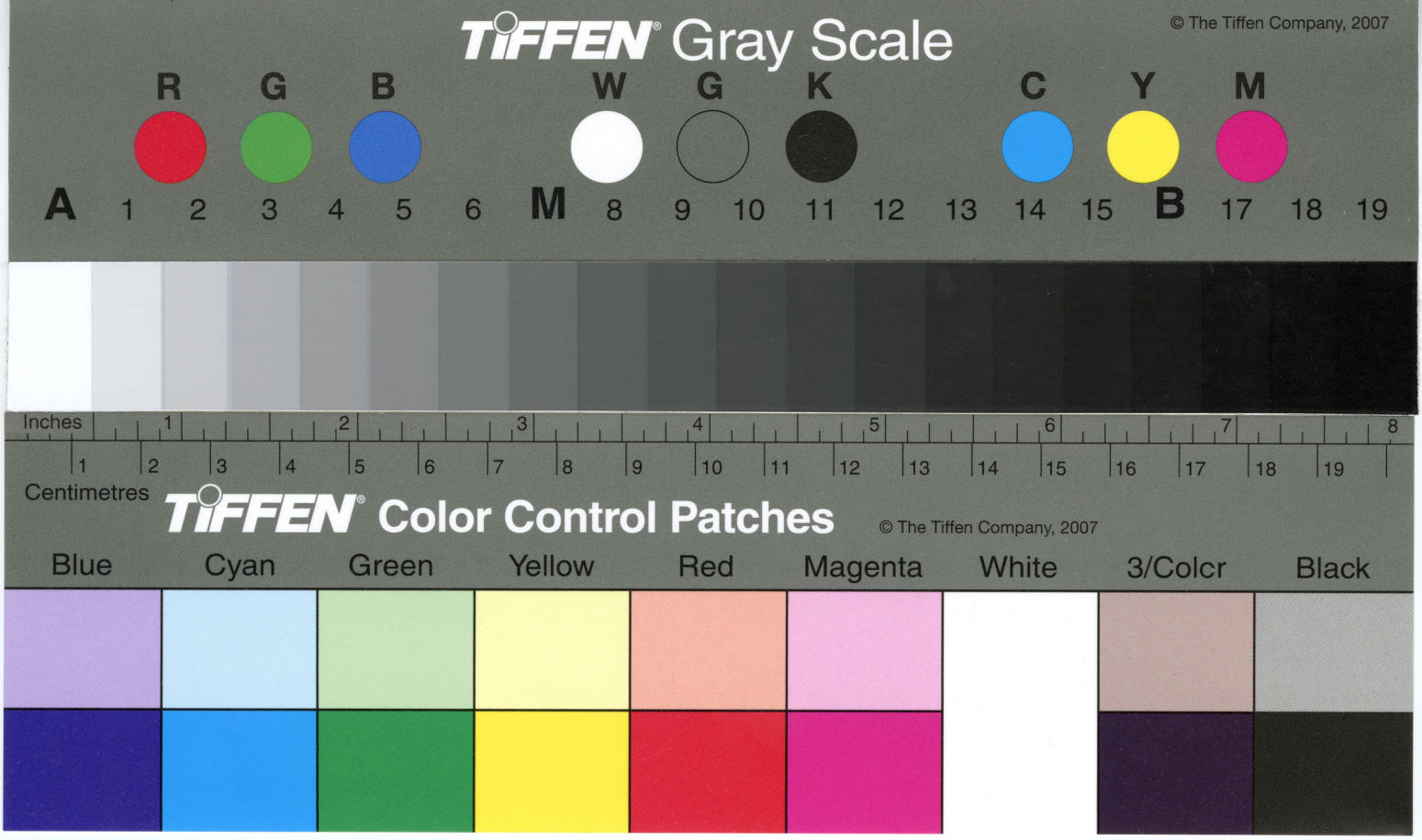
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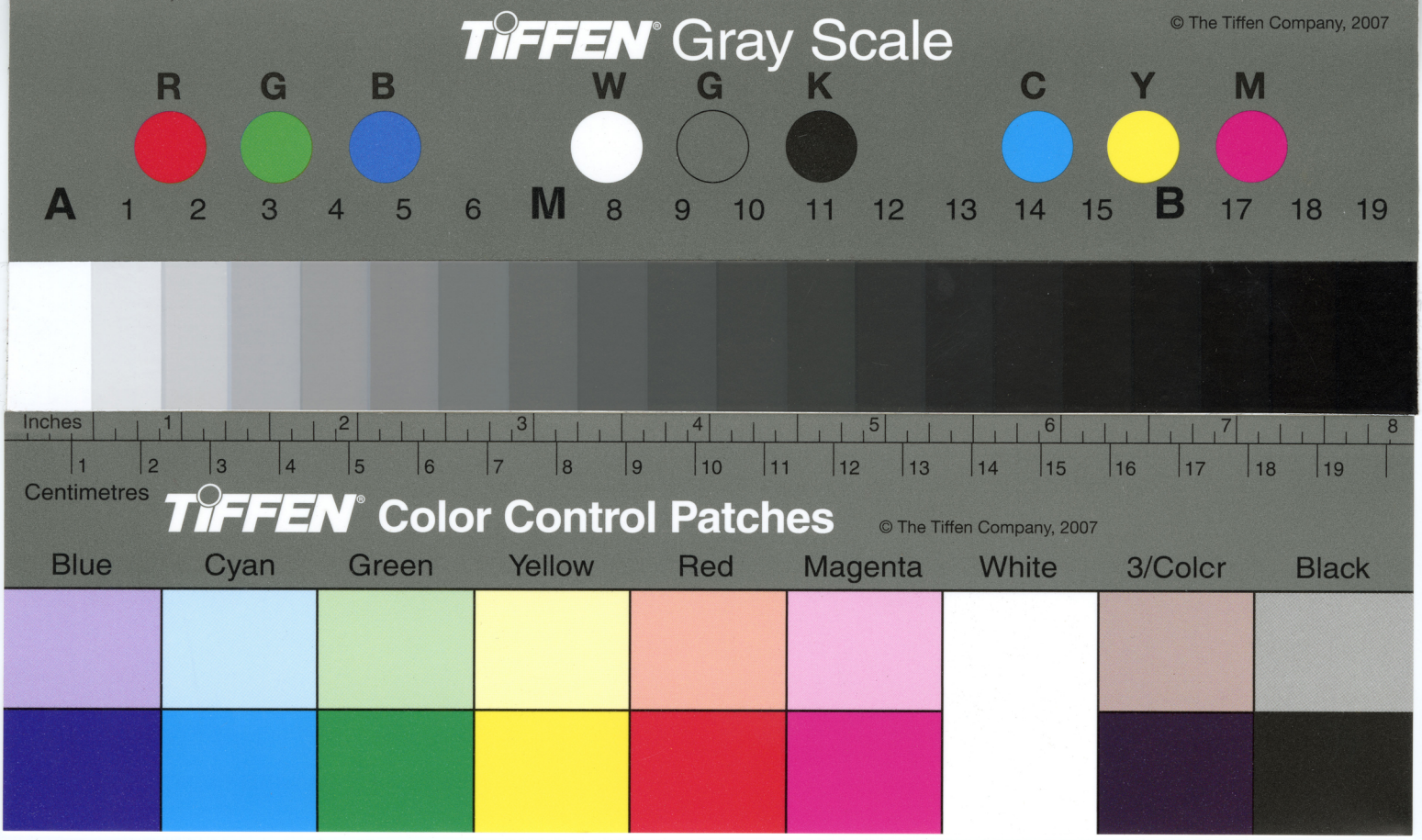
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12482.F.599

Doylestown Aug 5 th 1860

Dear Sir

Mr Hart is now engaged in making a Survey of the Logania property. It will take him several days to complete it as it is divided into some 120 or 15 parcels —

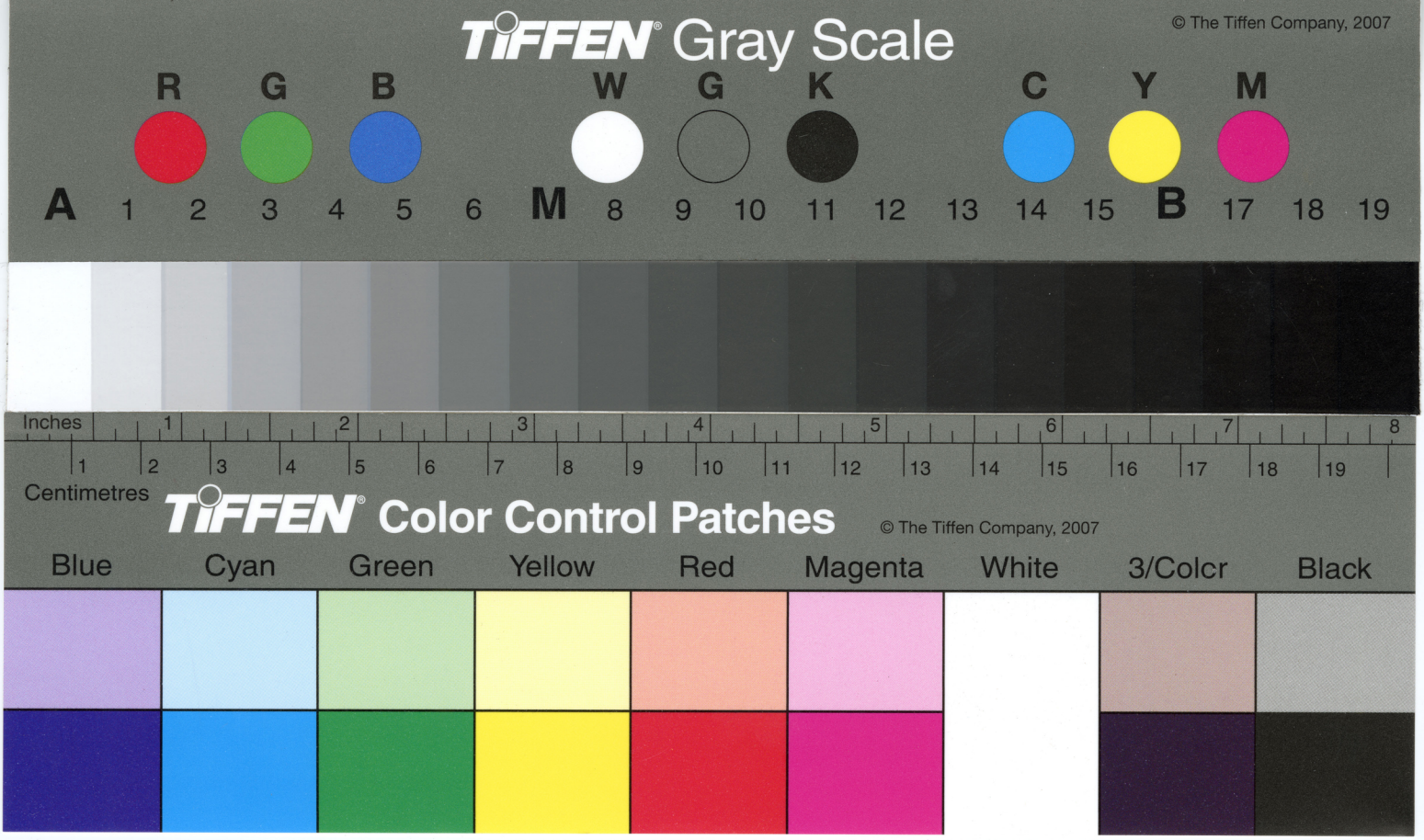
As soon as the Draft is made out I will forward it to you

I wrote to Mr Smith the Real informing him that the Survey would be made this week Mr Hart has been engaged in Surveying & I could not get him to attend to it sooner

I have not seen the Tenants lately nor said any thing to them concerning the Rent

H J Williams Esq

Truly yrs
C. E. DuBois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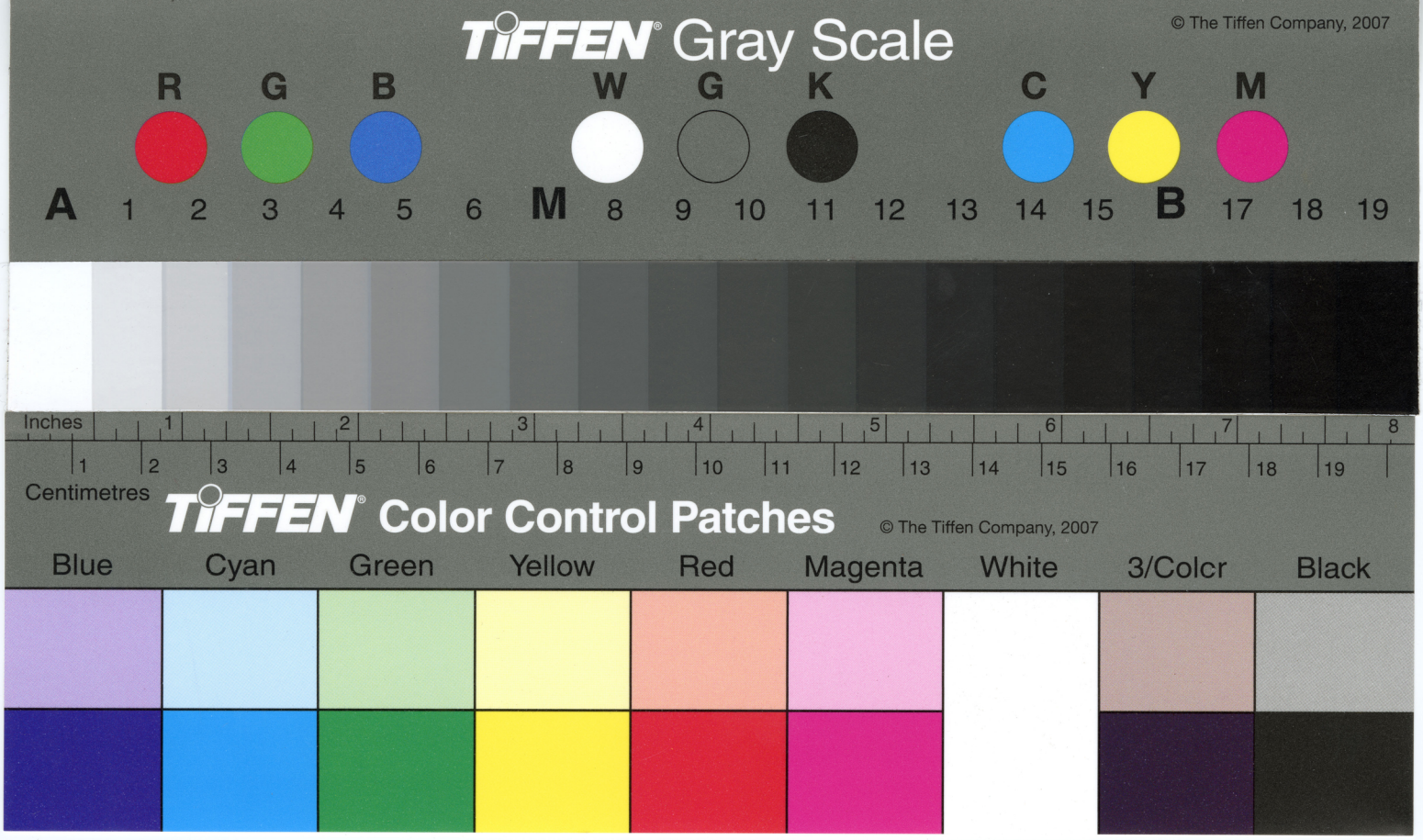


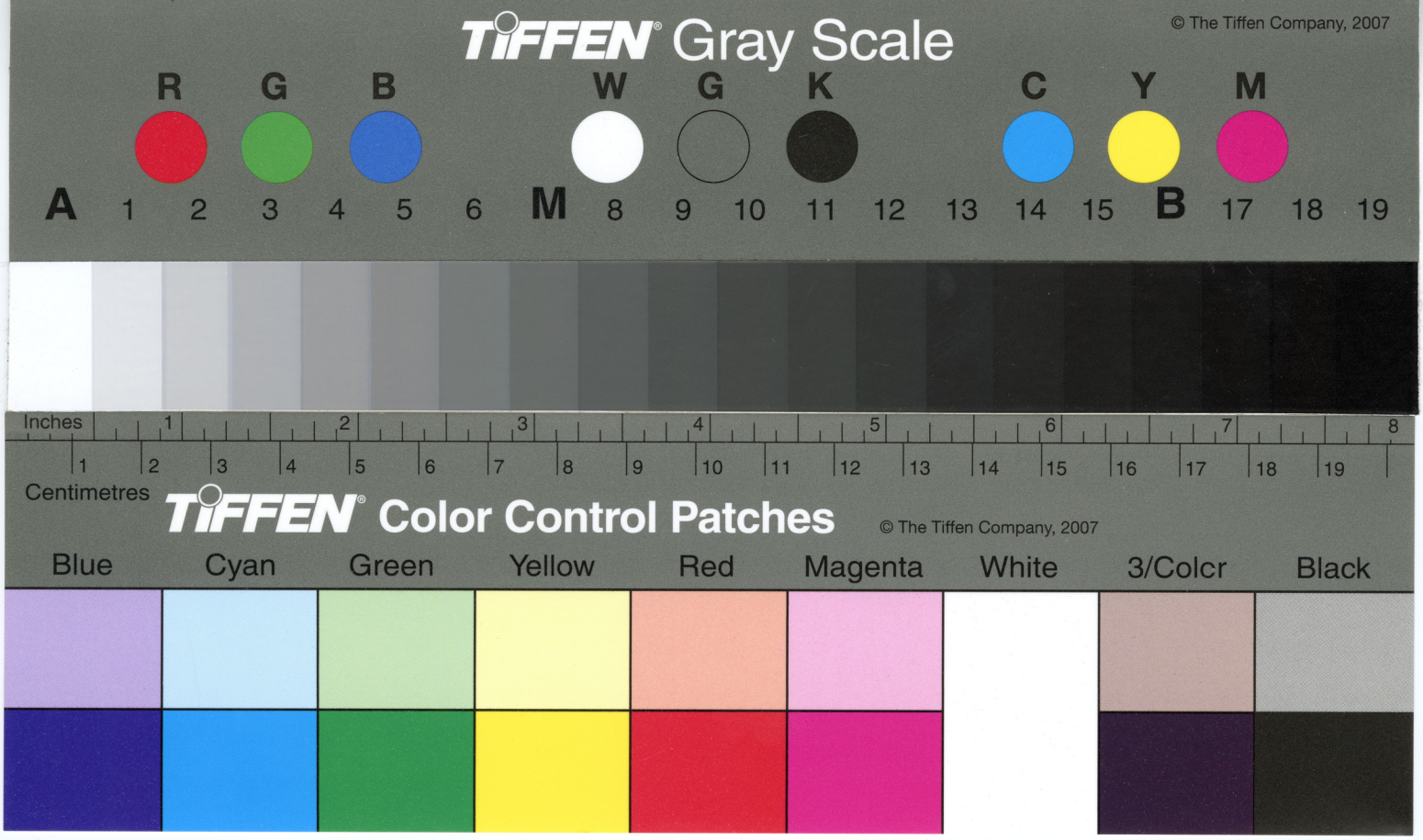
Doyles town Aug 28. 1860

Dear Sir

Our Surveyor Mr Hart has been very busy in the erection of a house & could not find time to make our Survey, but he has promised me to attend to it during the present week. When completed I will send it to you

Yrs truly
C. E. Du Bois

Lloyd P. Smith Esq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Doylestown Oct 10/60

Dear Sir

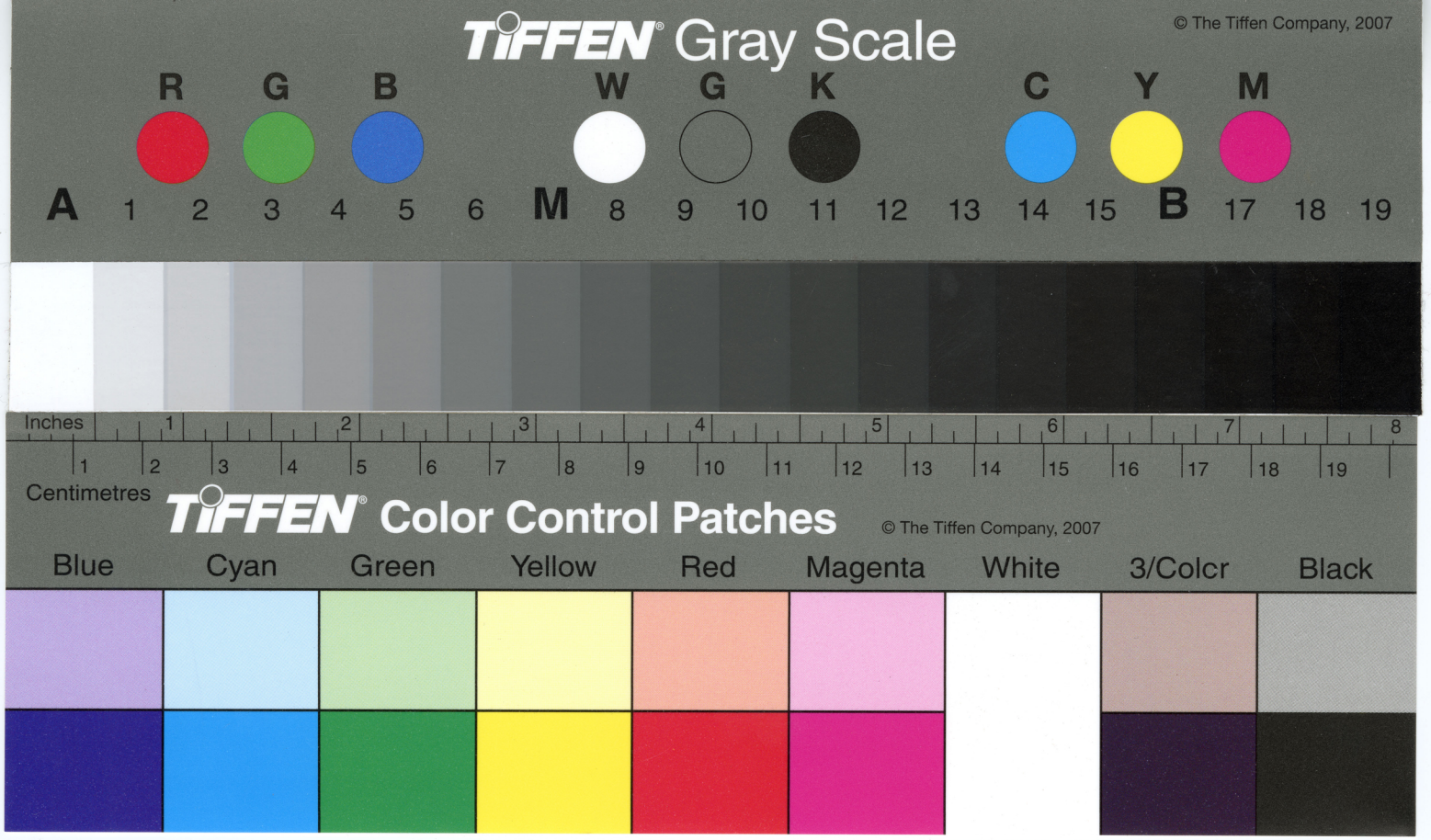
My son will hand you the Draft of the Sozanian Tract & Liens —

There was some increase in the contents. All the present owners are given —

You had better get the Draft lithographed I would like to have some of the Copies —

Yours truly

C. E. Dubois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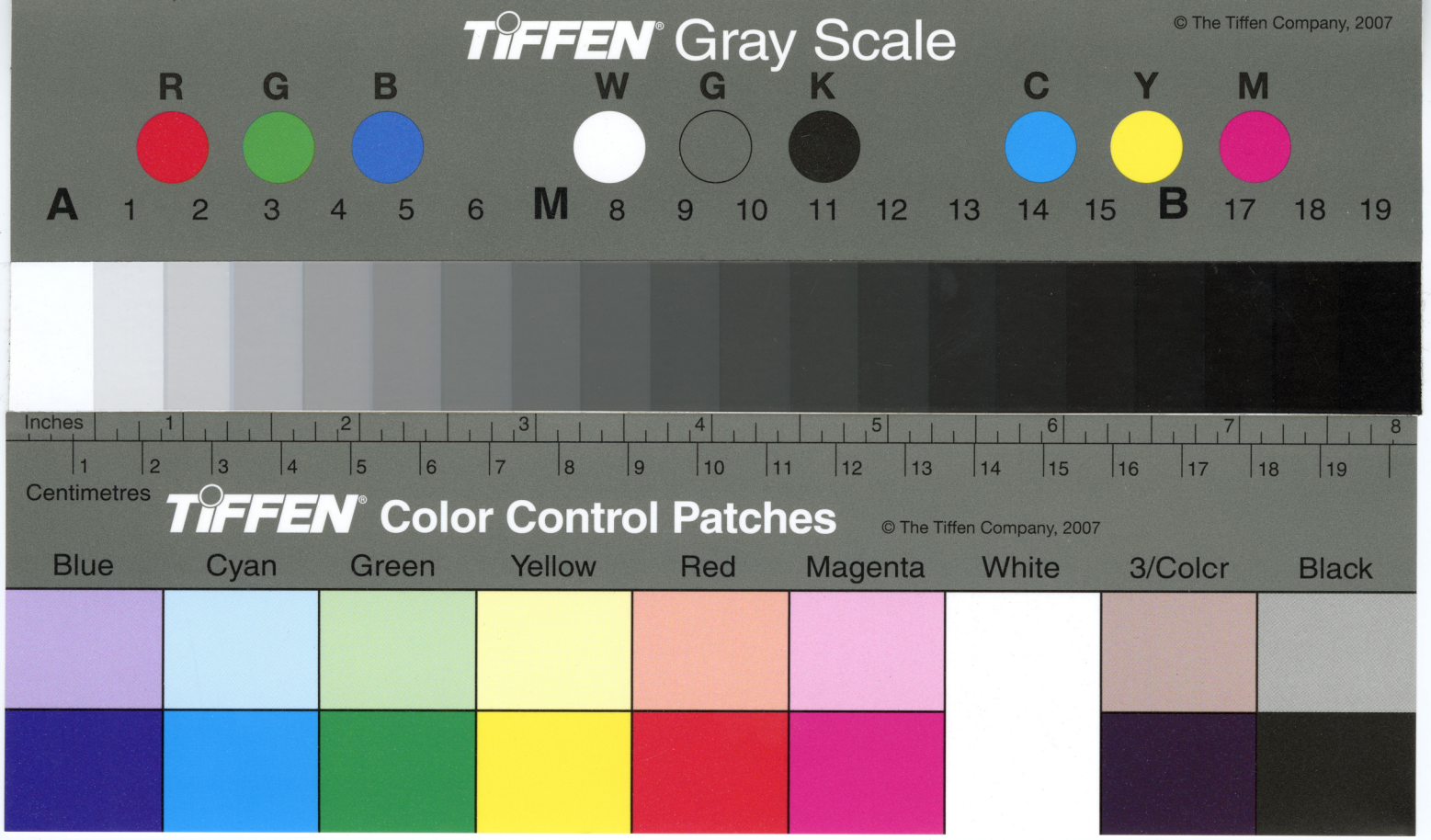
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Lloyd P. Smith Esq
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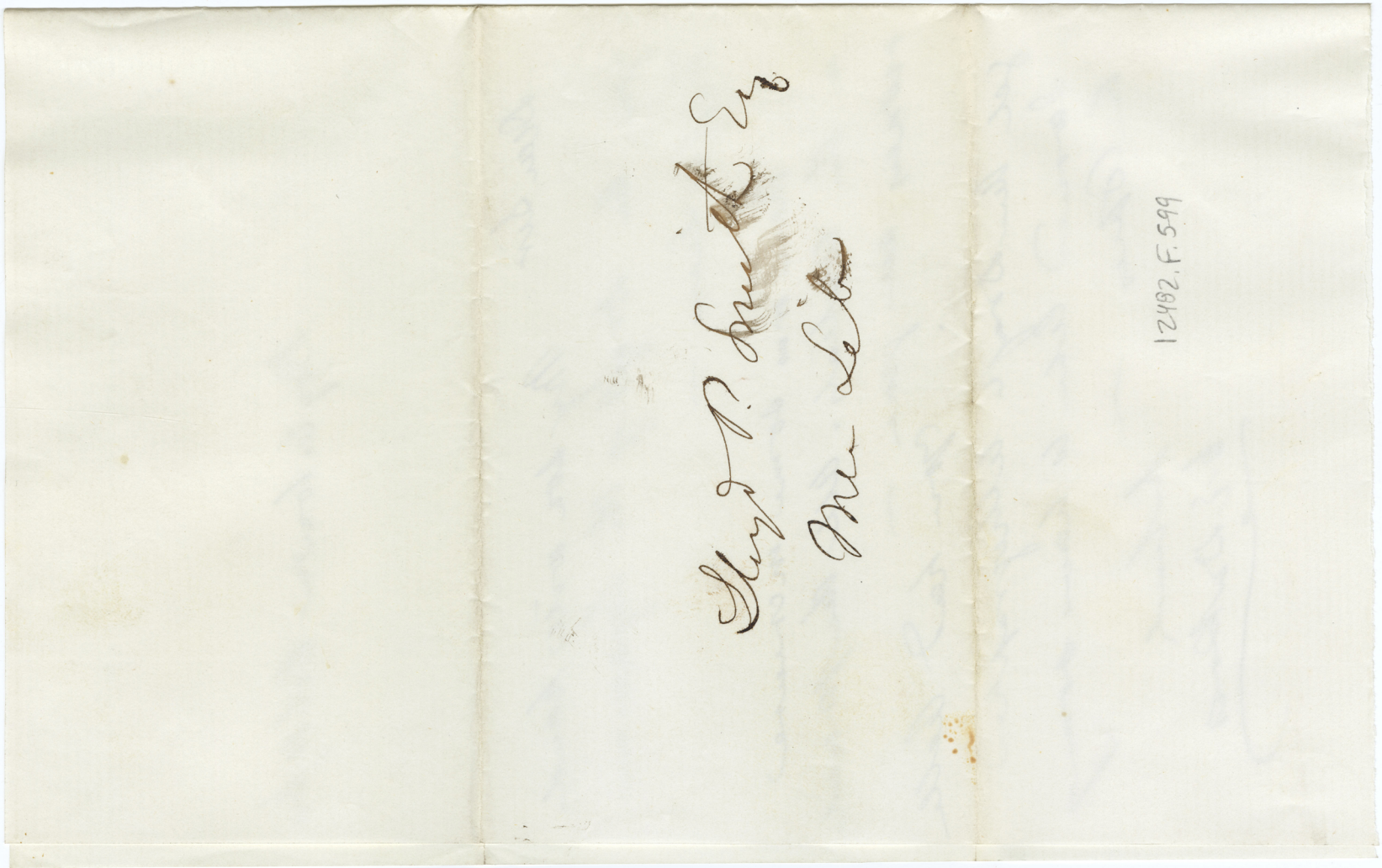


Dear Sir

Yesterday Mr Dubois the younger brought the survey of the Logan tracts with searches for incumbrances - It appears that there is still a considerable part of the purchase money due from the Beaumonts to Saml D. Ingham although Mr Coryell represented it as paid - On one lot of 10 acres there is a purchase money mortgage of $1,500 made within a few years -

From the survey it seems that there are 18 owners - two of these (Beaumont & Ely) own the whole of the large tract of 400 acres - of the other tract of 200 acres one person owns more than one half (113 acres) & the remainder 87 acres is cut up into lots varying from half an acre to 20 among 15 persons - Mr Dubois neglected to state the assessment of each lot but the son is to send it in at once and then we shall have all the elements of the problem so far as Bucks County

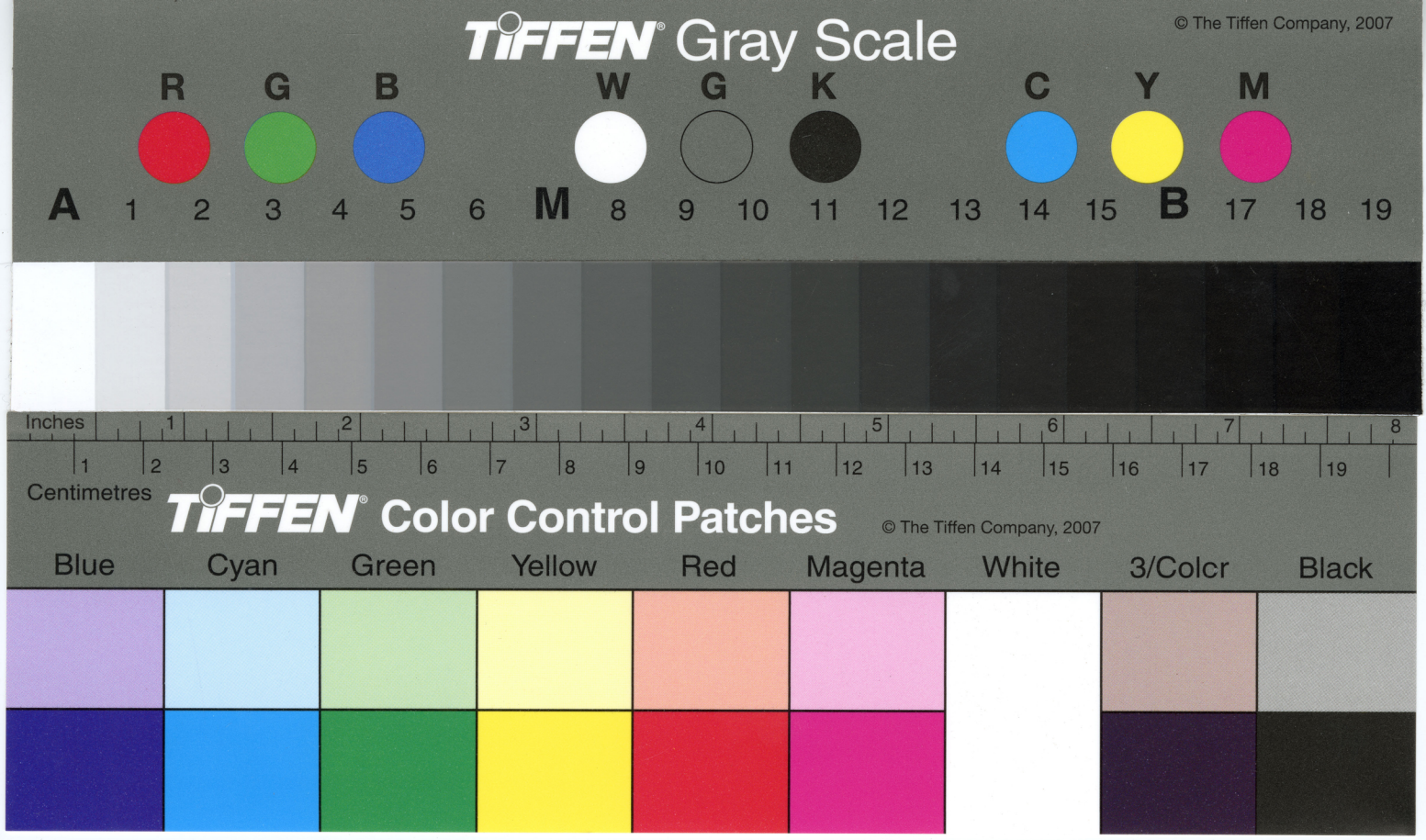
will furnish them for the present.

At the meeting on Thursday week it was again suggested that it would be advisable for the Committee to procure a legal opinion as to the mode of proceeding & the difficulties inherent in the matter in order to enable them to come to a conclusion as to the expediency of making a sale to Corporation — Mr McCall's name was suggested but it was left for the Committee to act in the matter if they deemed it proper with the expectation that you would consult with the council & convey your own views —

I am very sorry to find that you have not been able to come to the city yet & now write to know what you think had better be done

Yrs very truly
D Lewis
Oct 12 1860

H. J. Williams Esq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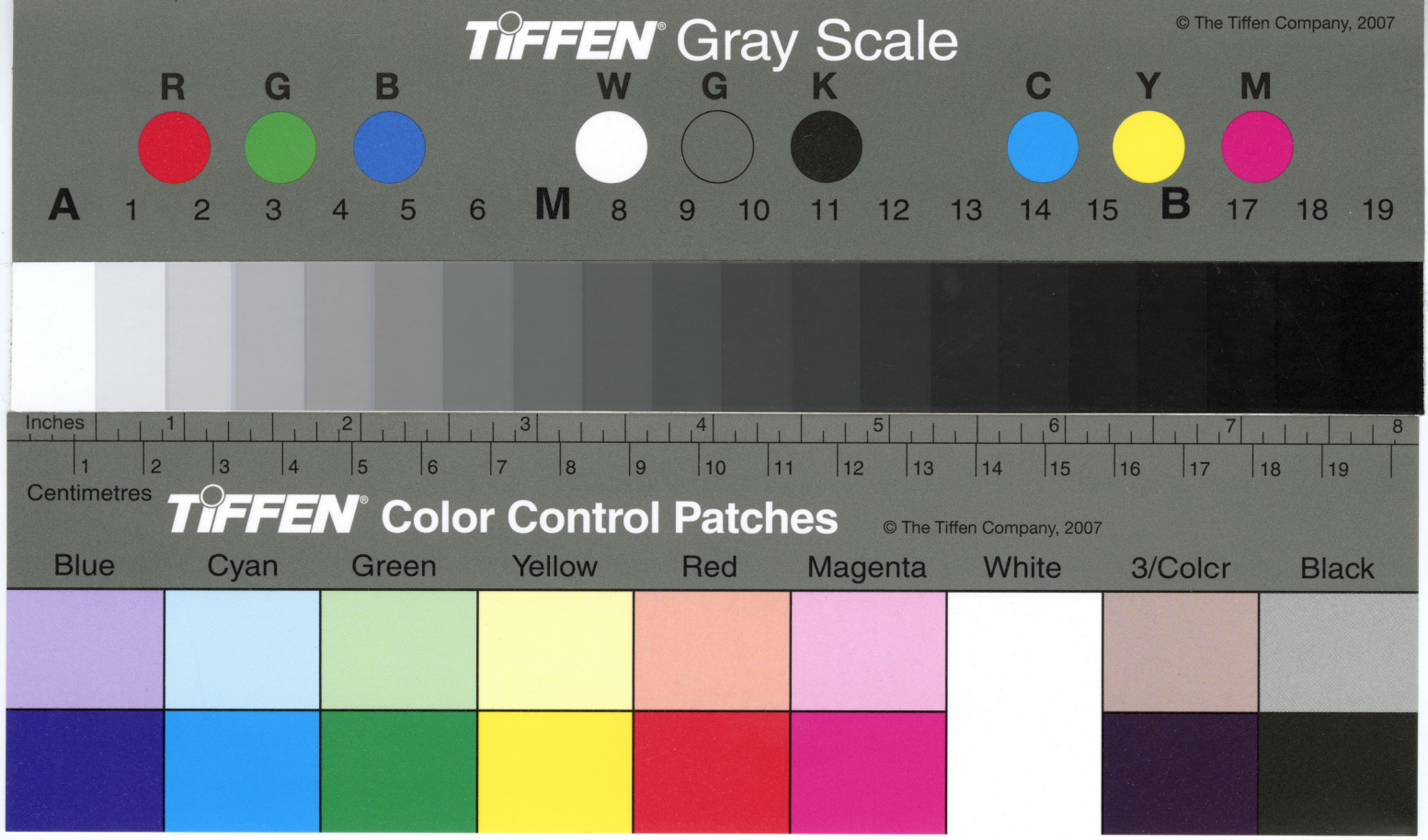

St. Louis
Oct. 12, 60

12482, F. 599

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Doylestown Oct 25th 1860

Dear Sir

As the list of Assessments is in the Comm^rs Office who only meet at stated periods we have not been able to get the Amt perhaps we can do so by Thursday of next week

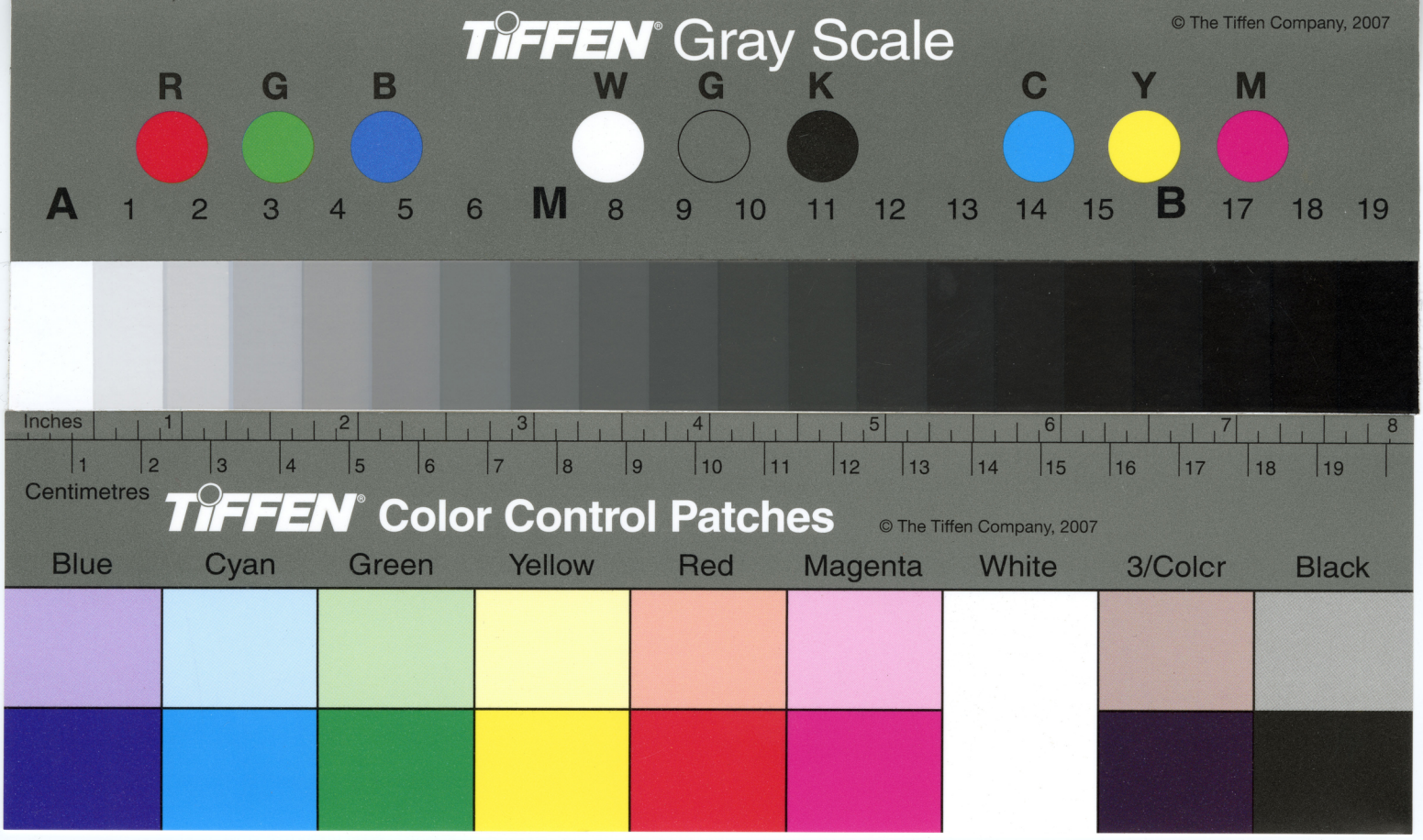
We did however forward to you not long since an Account of the appised value of the different Tracts & there has been no change in them since. I think you will find them in a letter to you some time this Spring or last Fall.

Yr truly
C. E DeBois

L P Smith Esq

I have seen some of the tenants & they think that the offer to compromise should come from you with a Statement of what you would be willing to take. I cant see it w^d matter who makes the first advance

Will you get the Draft lithographed?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12492.F.599

Doylestown Nov 22d 1860

Dear Sir

I saw some of the Log. tenants yesterday and they have employed Counsel to assist them in the matter of the Log. rent which I am glad they have done as now I can have some one to, ~~act~~ confer with in the matter.

I think Mr Williams had better draw up some form of Subpoena to the four persons to be selected as the appraisers and let it be executed by the parties—

Mr Ely says he saw Mr Williams but nothing was said as to any arrangement, both parties seem to be backward in the starting of the matter and each wants the other to lead off.

If the Company would say what sum they will agree to take and the tenants what they will give I think we could agree without an appraisement

Let me hear from you

Yrs Truly

L. Smith Esq

C. E. DuBois

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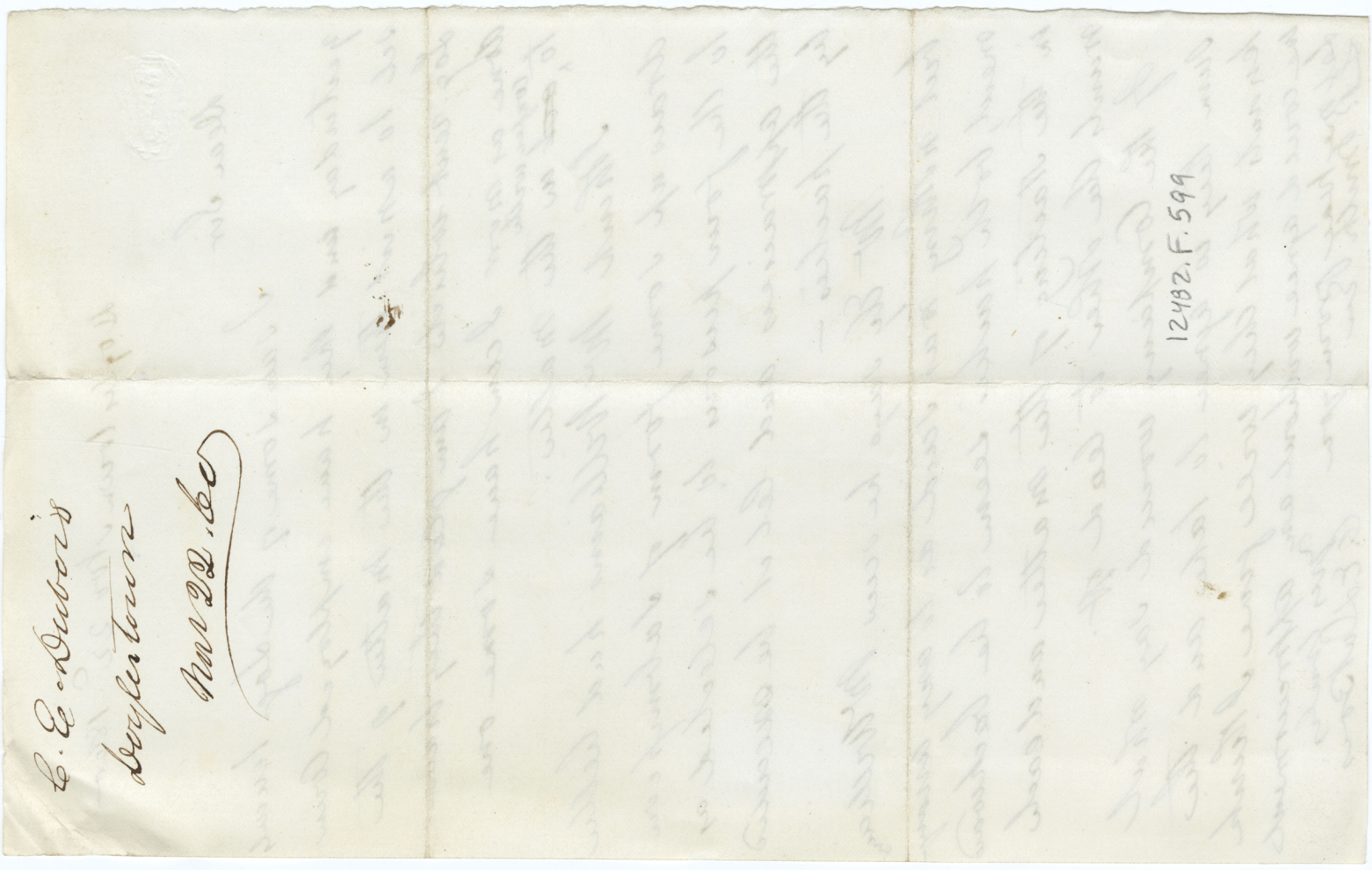

New Hope Decr 10. 1860

Henry I Williams Esq

My Dr Sir

At the Suggestion of Mr. Waln I write you this letter, we knew of each other, if we did not know each other. and your friends were my friends in days gone by. this is my preface -

I was in treaty with the late Mr Wharton and Thos Biddle in regard to the Loganian Library indowment. their decease terminated the negociation then pending since which It has been renued in the person of Mr Waln, and he has far outdone me, in management of the matter yet I have nothing improper to charge him with, except that he gets all what I know, & in return he is as close as a dice box -

Suffice it. after much conference as to mode, manner & amount, we have upon comparison of views settled upon a course that must satisfy every body & offend nobody - Viz to leave the bequest as it now is unchanged & even untouched & for you to receive

precisely as you now receive in amount with an adition in money or Securities over and above it – and now comes the tug of our conflict. I wish to obtain it with as good a margin as I can get and he does not properly weigh my undertakings, & difficulties consequent upon my position with the lessees and I may add Neighbourhood & County

He only looks to the percentage for the Library without even a thought for Lawyers fees & other expenses, and last not least the turmoil & difficulty that must be encountered in the new arrangement

Before the explosion of the Union moved by its mighty engine of power I offered him $10.000 in addition to what you now receive, & take upon myself to fight your Battles here – had I offered less – he would have suggested what I have Offered as satisfactory – but as I know that I must encounter heavy Expenses & have to deal with the unconscionable Profession of Law I must have some margin to make the undertaking an Object. to warrant a fight with my neighbor

and upon mature reflection
It has suggested itself to my reasoning
whether I have not already been too
liberal, –

Mr. Wheeden the present Own-
-part of the Paper mill leases it for
a new one which he is erecting in
Lambertville, in fact they are all
preparing the Property to have the
worst aspect possible.

I would like
your late as well as orignal survey
and a copy of the lease if you could
Oblige me – I am under the impression
that there is 100 acres more than your
estimate.

Whatever is done must be
done quickly & may I beg your attention
and to hear from you soon

Yr friend truly
Lewis L. Coryell

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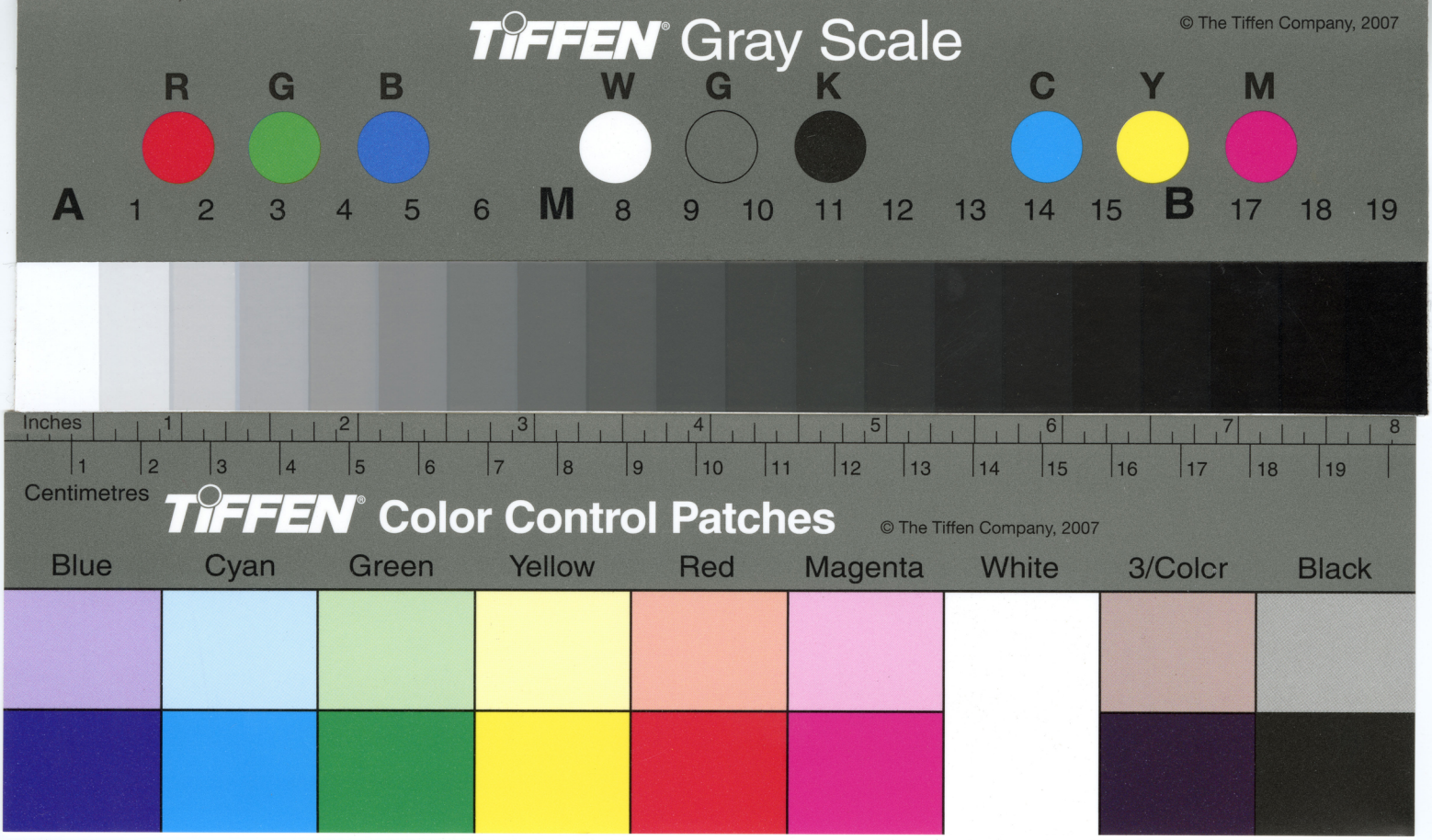
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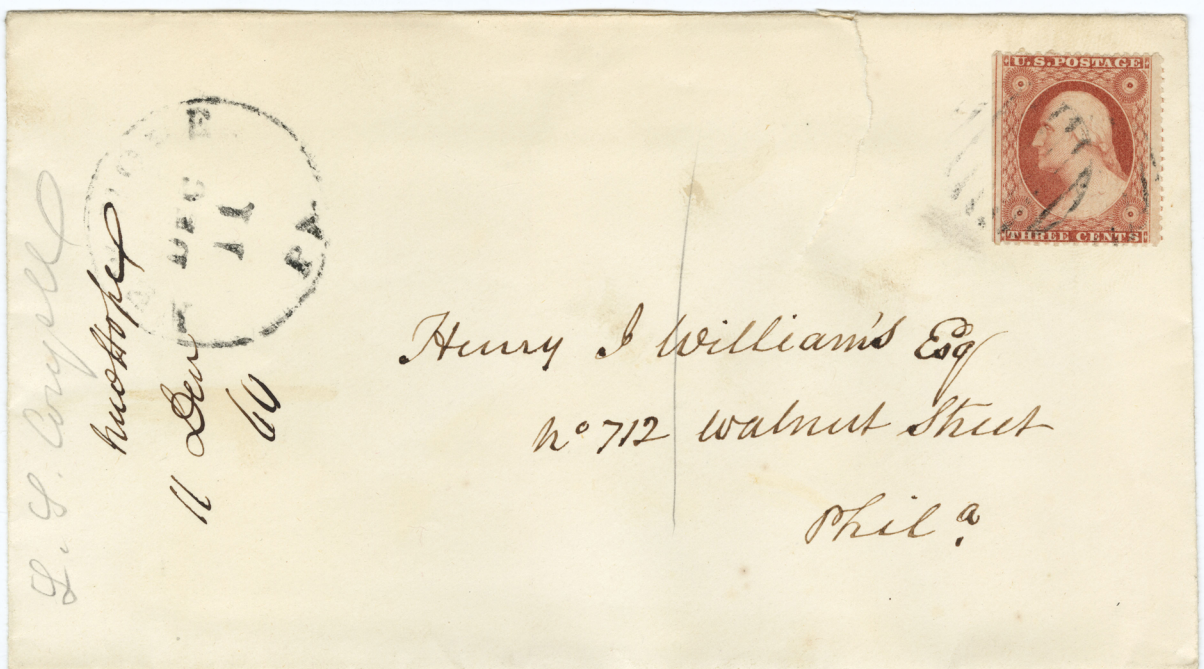

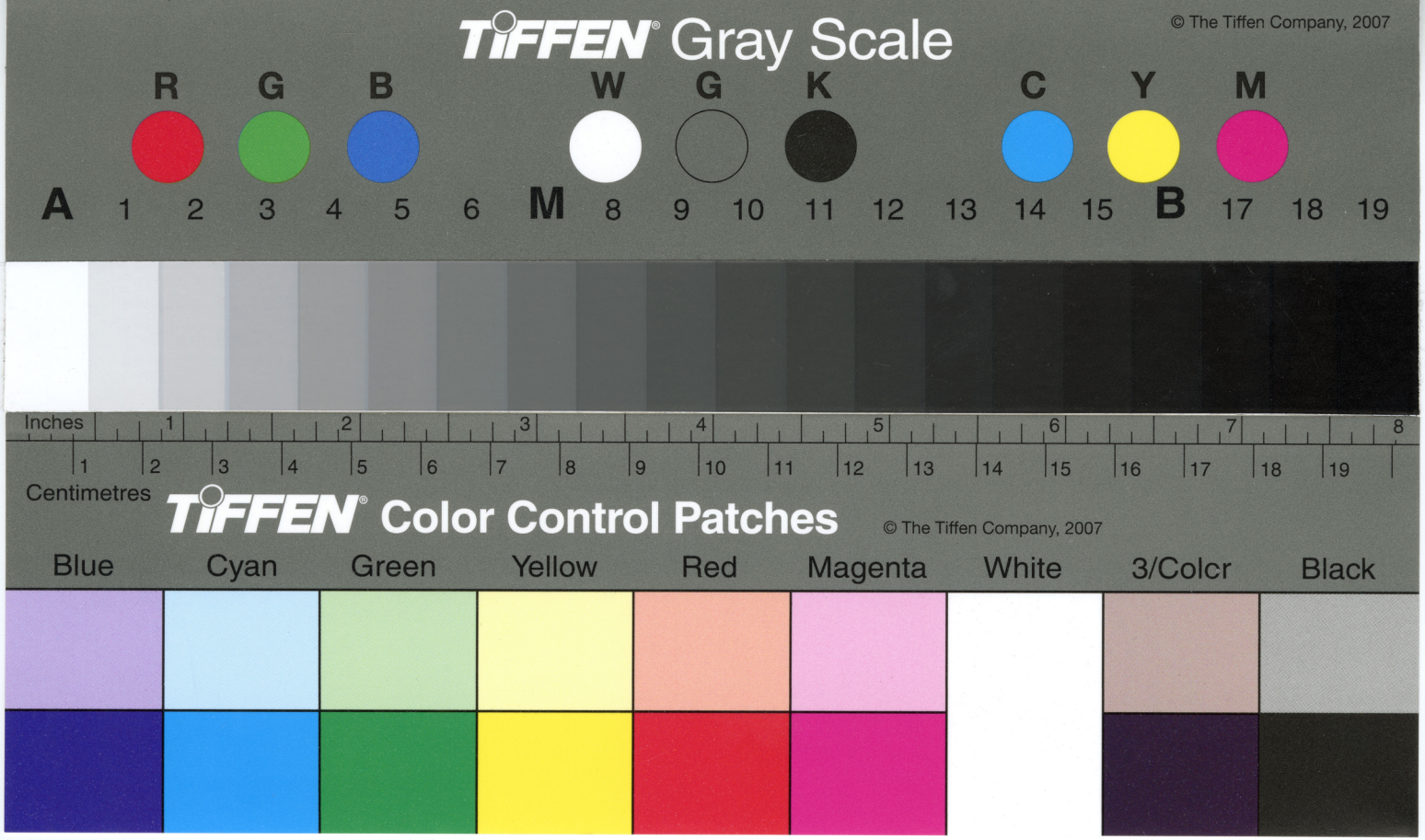
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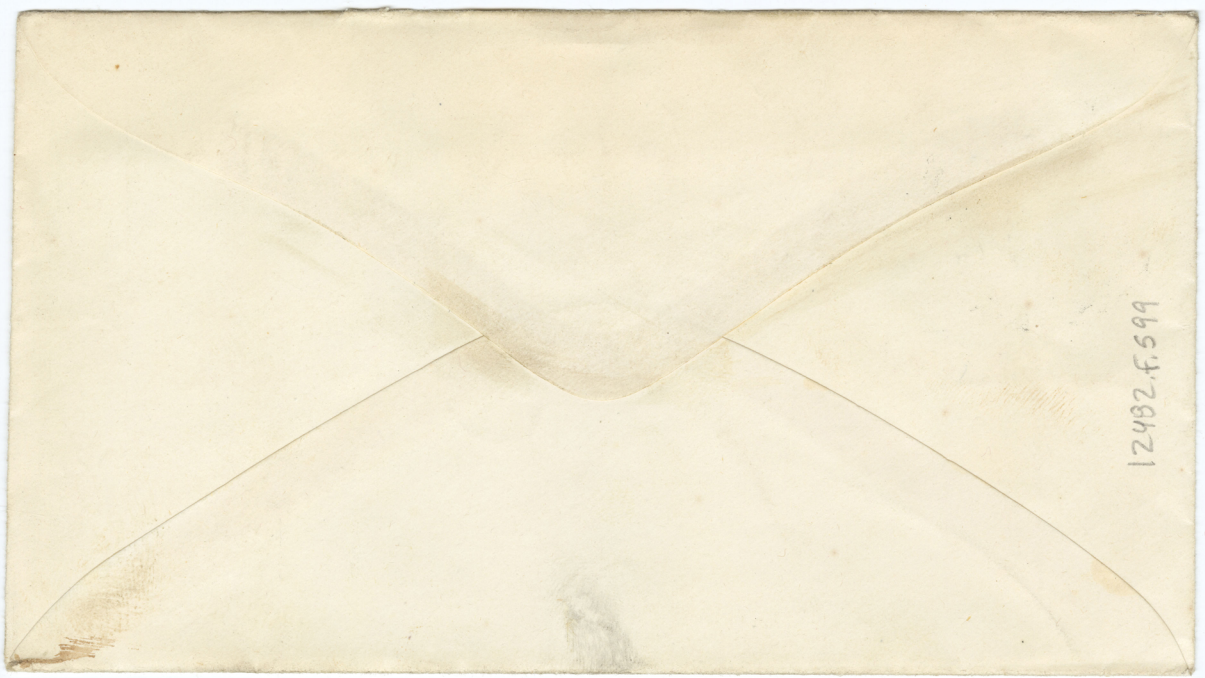
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Copy

Dear Sirs

Your letter of the 22 Ult. was laid before the Board and I am desired to say that without any resort to appraisement we wd. be content to fix our future Rent at 1800 pr An. – This of course includes our present Rent which is to be added to the increased Rent –

I need not repeat to you what I have already said at our last interview in order to shew that a fair valuation of these lands would give us a much larger income or caution you to say to the counsel for the tenants that this offer is merely made for the sake of peace and is not to be used against us if our negotiation shd. fail

We have been approached by persons desirous of purchasing our right to this increased Rent for a specific sum in cash but we have declined making any proposition until the tenants have had a fortnight to consider the terms of our offer After the 1st. Jany 1861 we shall consider ourselves at liberty to make with any person the best bargain we can

It is scarcely worth while to send you a form of submission until this note receives some definite answer –

Yrs truly
H. J. W.

C. E. Dubois Esqr

Decr 10. 1860 Pa

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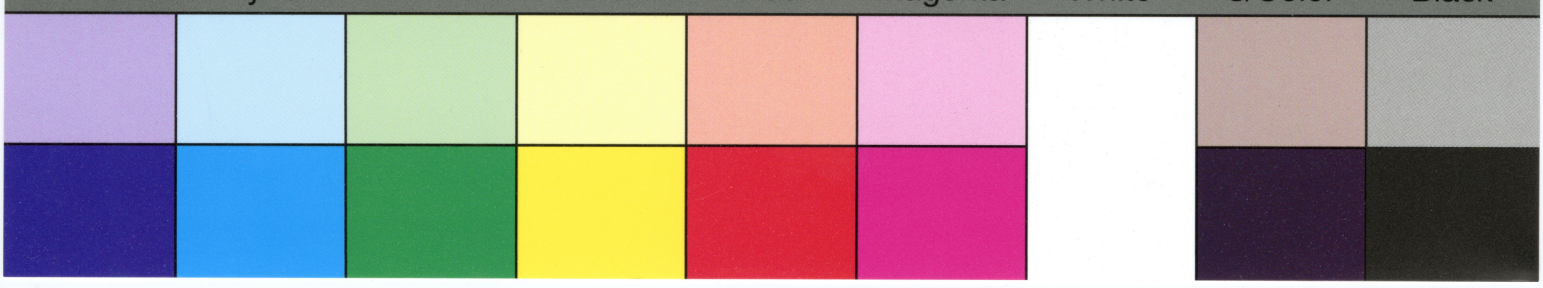

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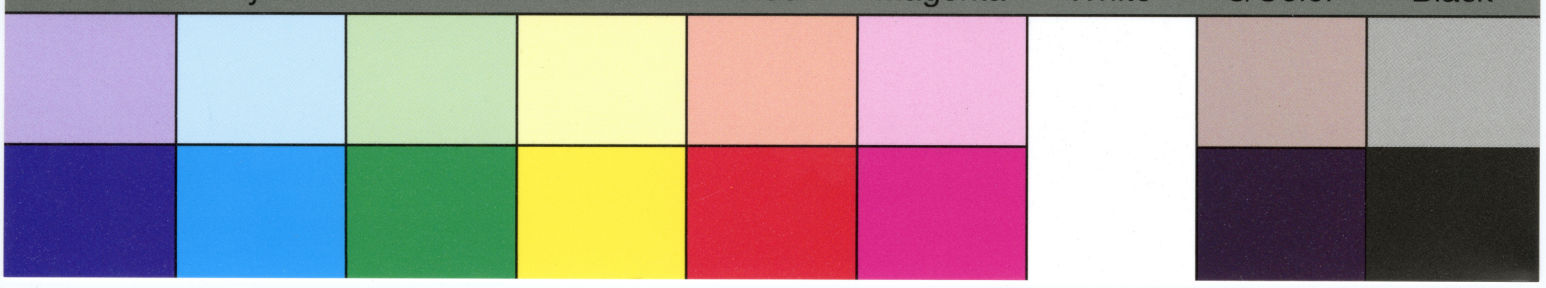


Copy to Mr Dubois
Doylestown
Decr 10th 1860

Logaman Land
"

12482.F.599

Doylestown Dec 26. 1860

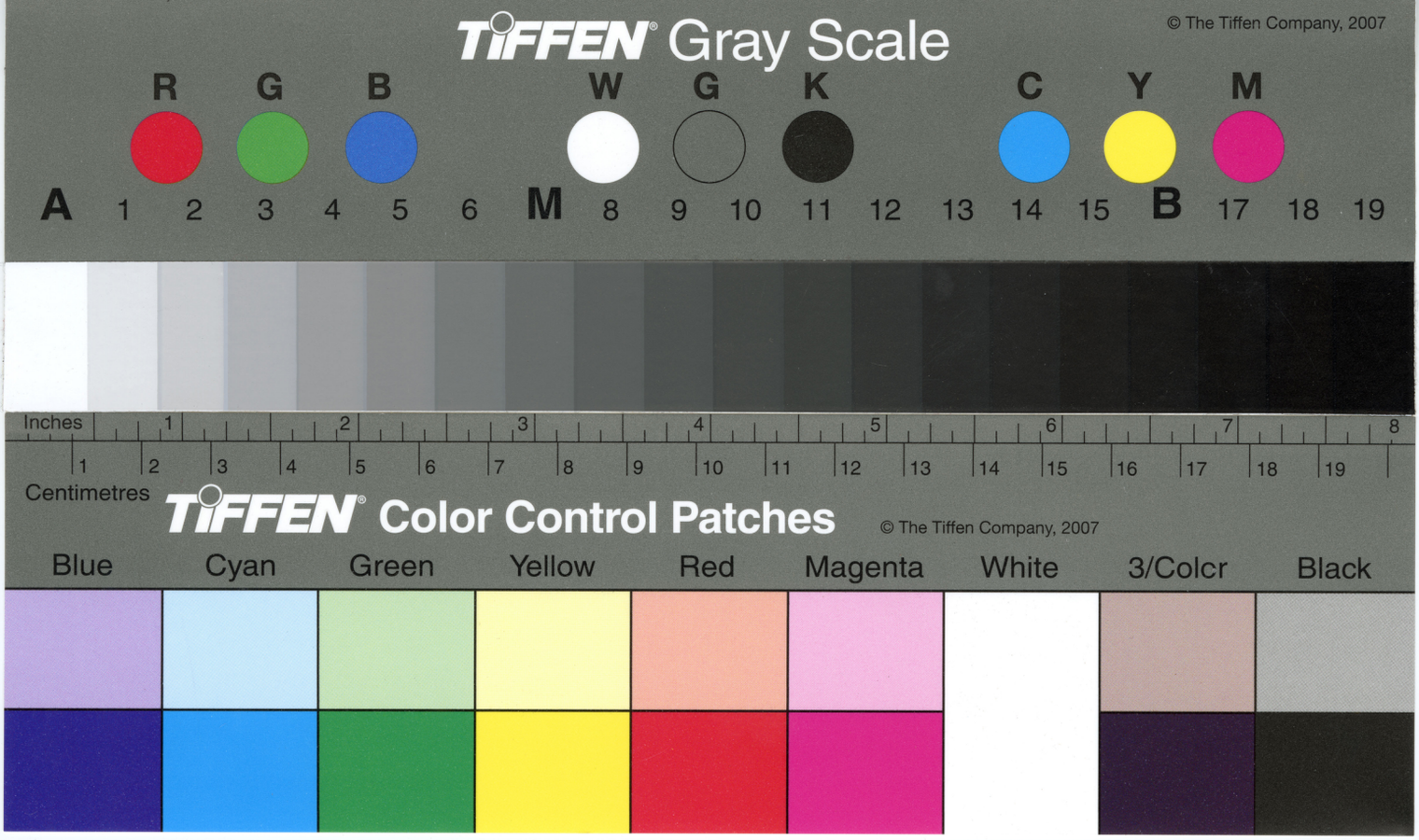
Dear Sir

I received your letter during the Session of our Court and had not the leisure to see any of the parties until this week. I have submitted your proposition to them and they will have a meeting soon and give me an answer.

I do not believe they will be willing to pay the Amount you mention.

You say that you have been approached by other parties to purchase your right. The tenants understood you to be unwilling to sell your interest. If you have any idea of doing this, ~~had you~~ would it not be better to make the tenants an offer to sell & see what they would be willing to buy you out. I understand your offer to be — ~~Yearly~~ increased rent $ 1345
present do 155
whole annual rent $ 1500

Yours truly
C. E. DuBois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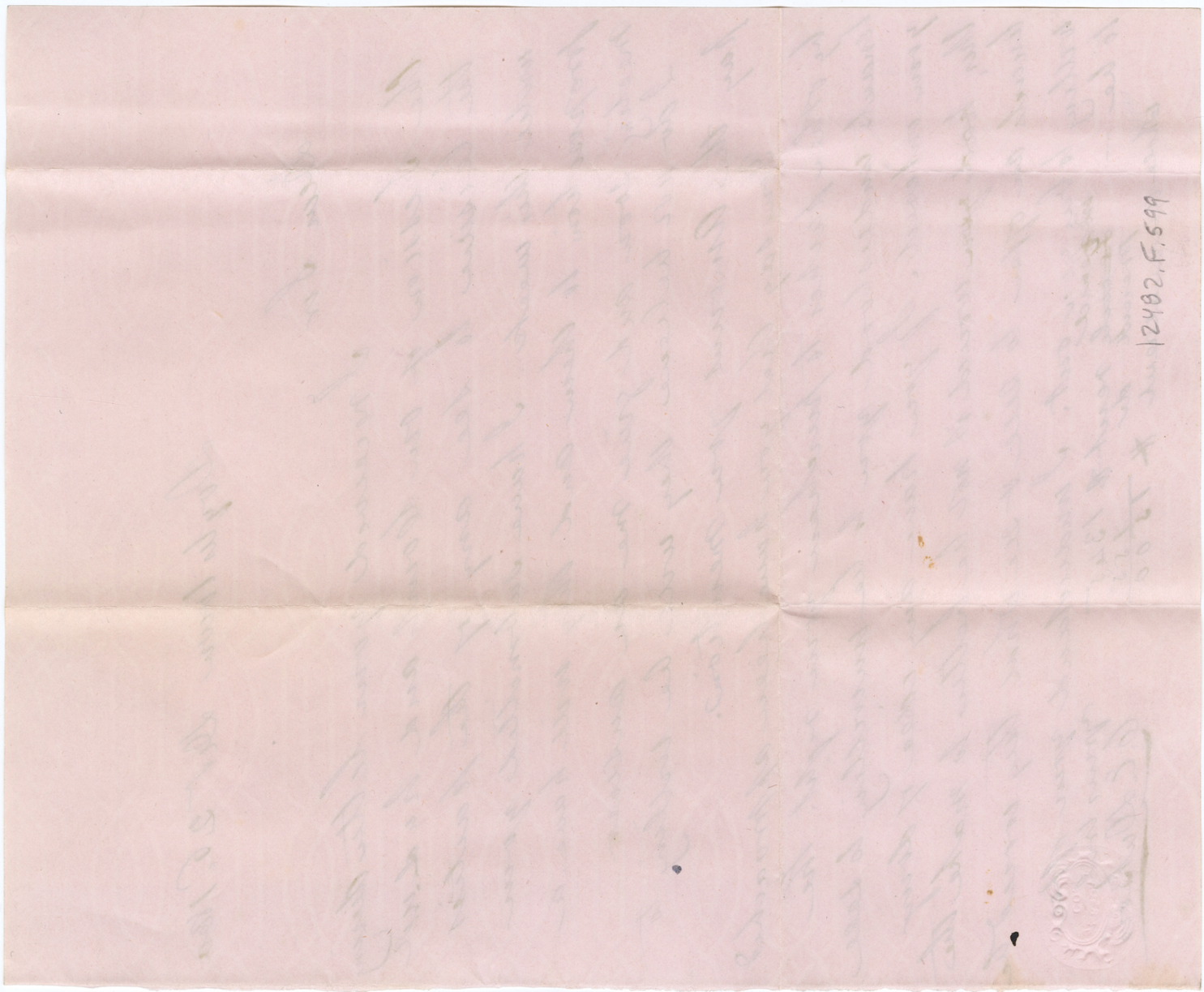
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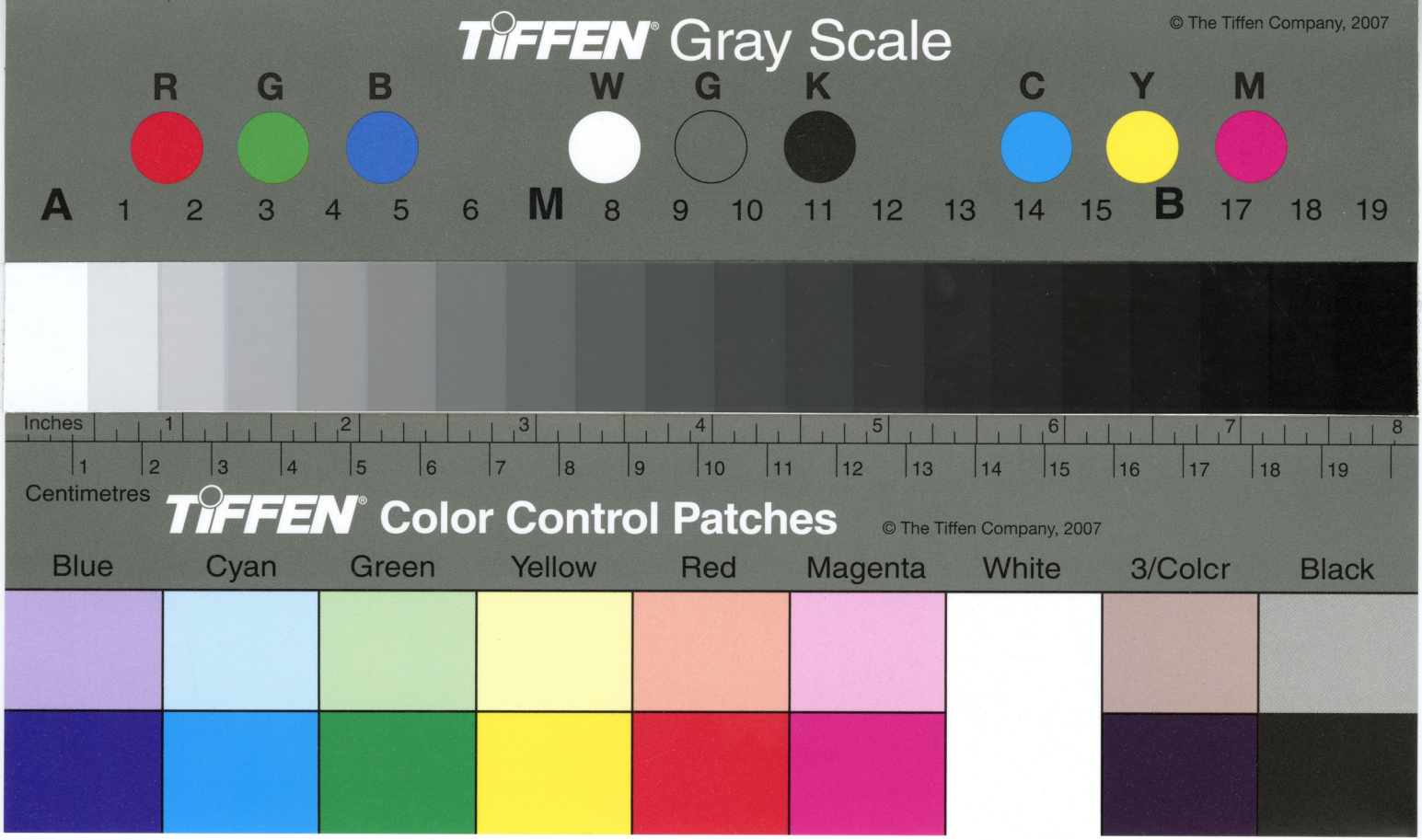
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12492.F.599

Dear Sir,

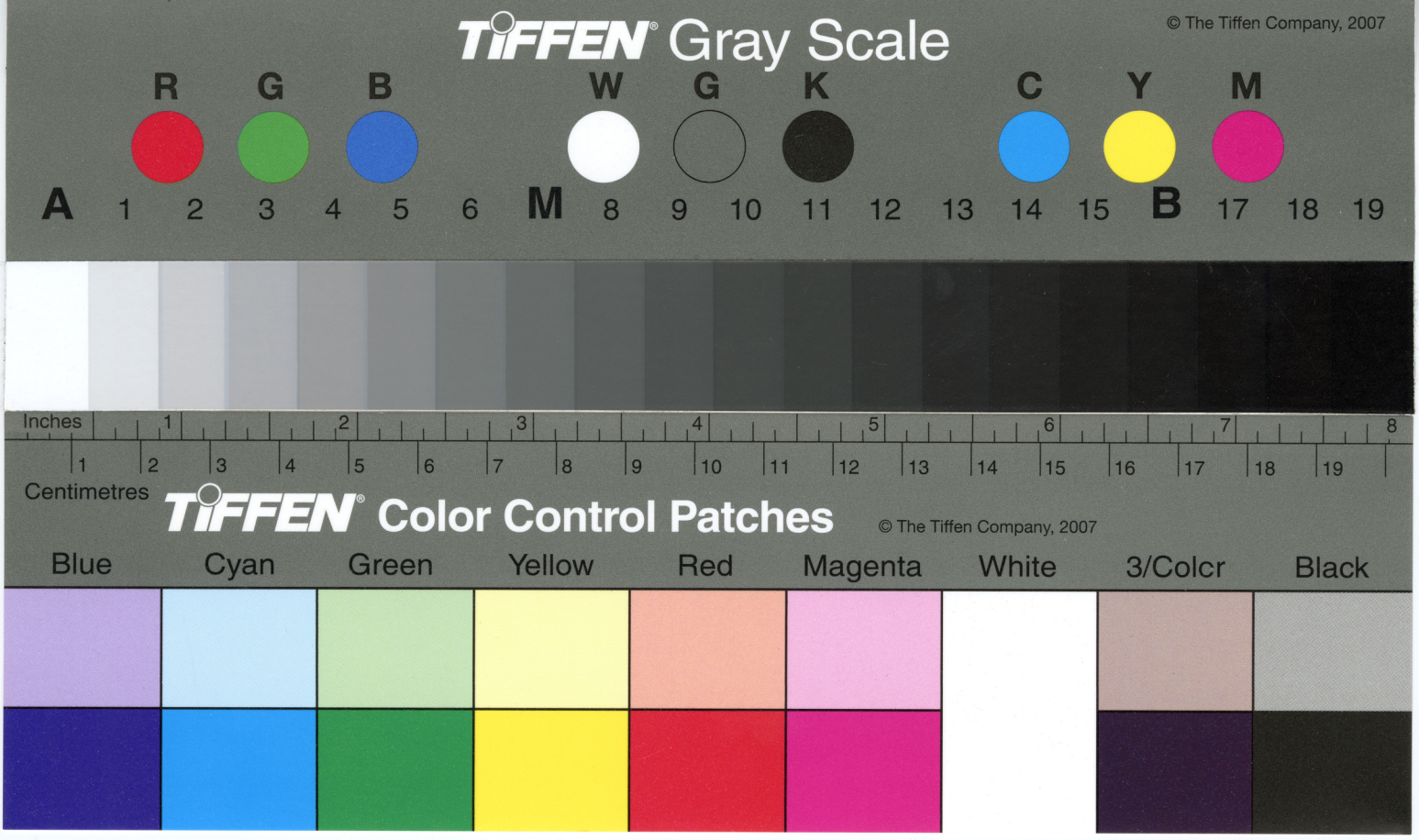
I am very sorry that you have had the trouble to call without seeing me. I will be at your office at 2 o'clk today, if that hour will suit you: if not at such hour between 5 & 8 this afternoon as may suit your convenience.

Yrs truly

P McCall

H J Williams Esqr

Dec 31st 1860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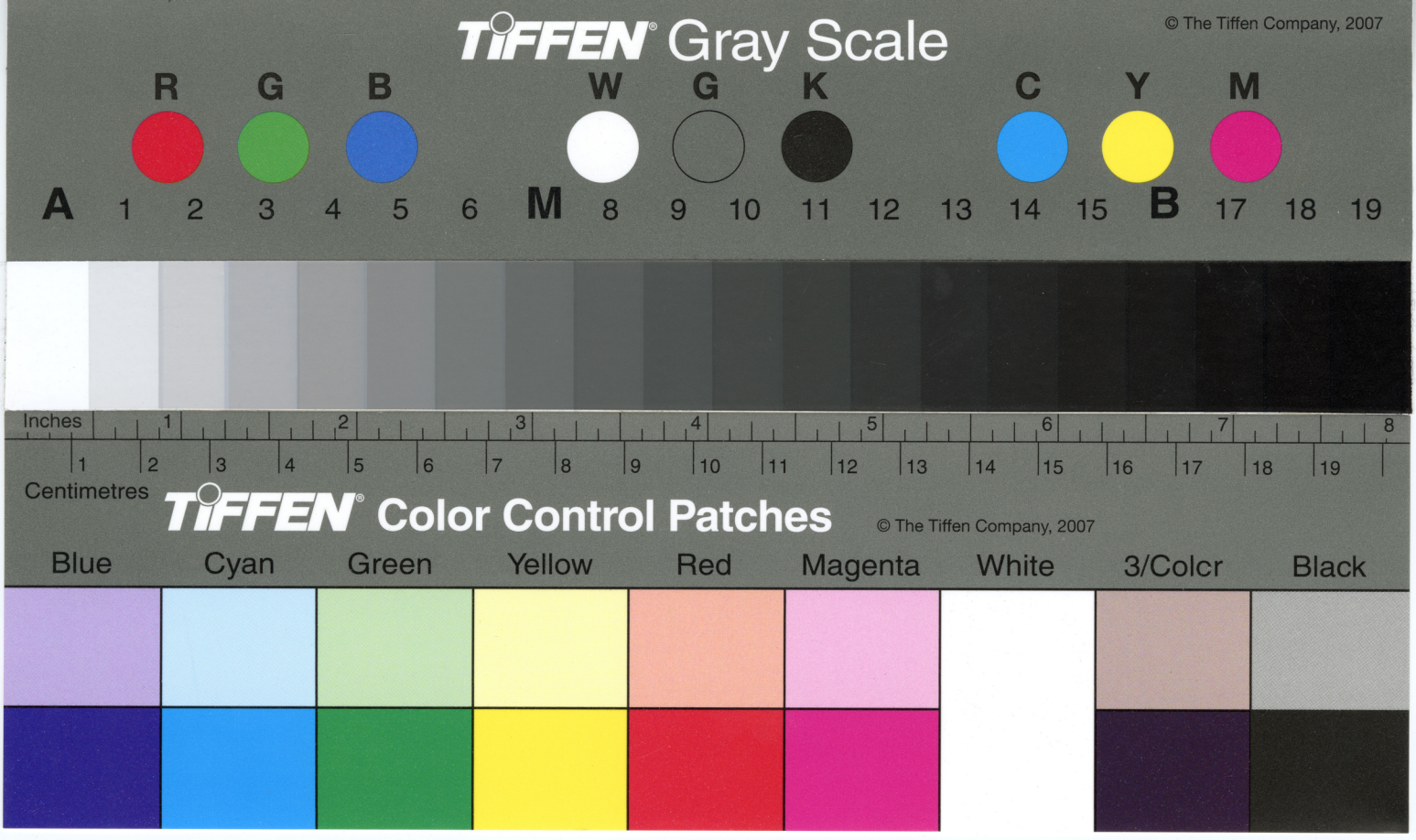
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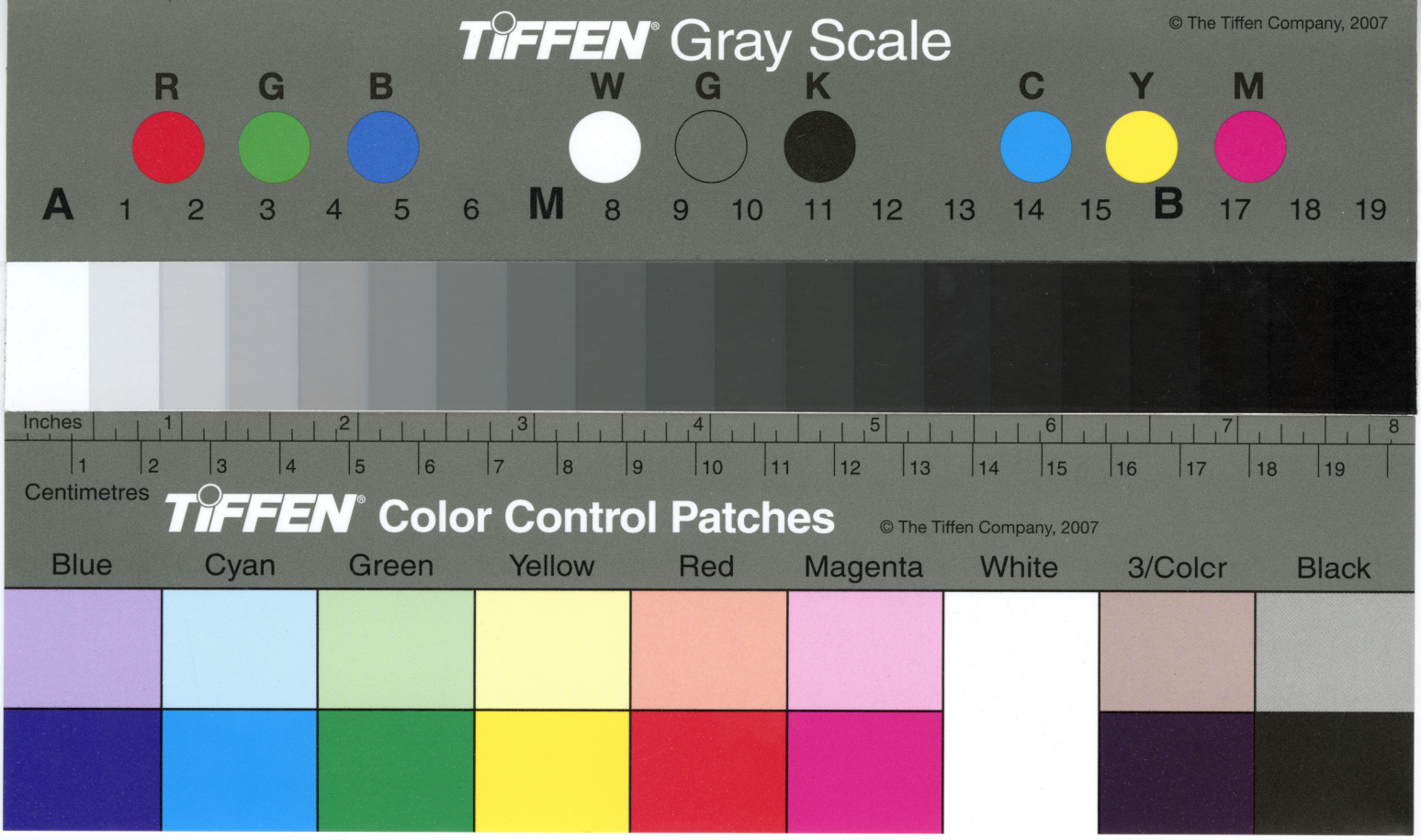

P. McLaw
Dec. 31. 60

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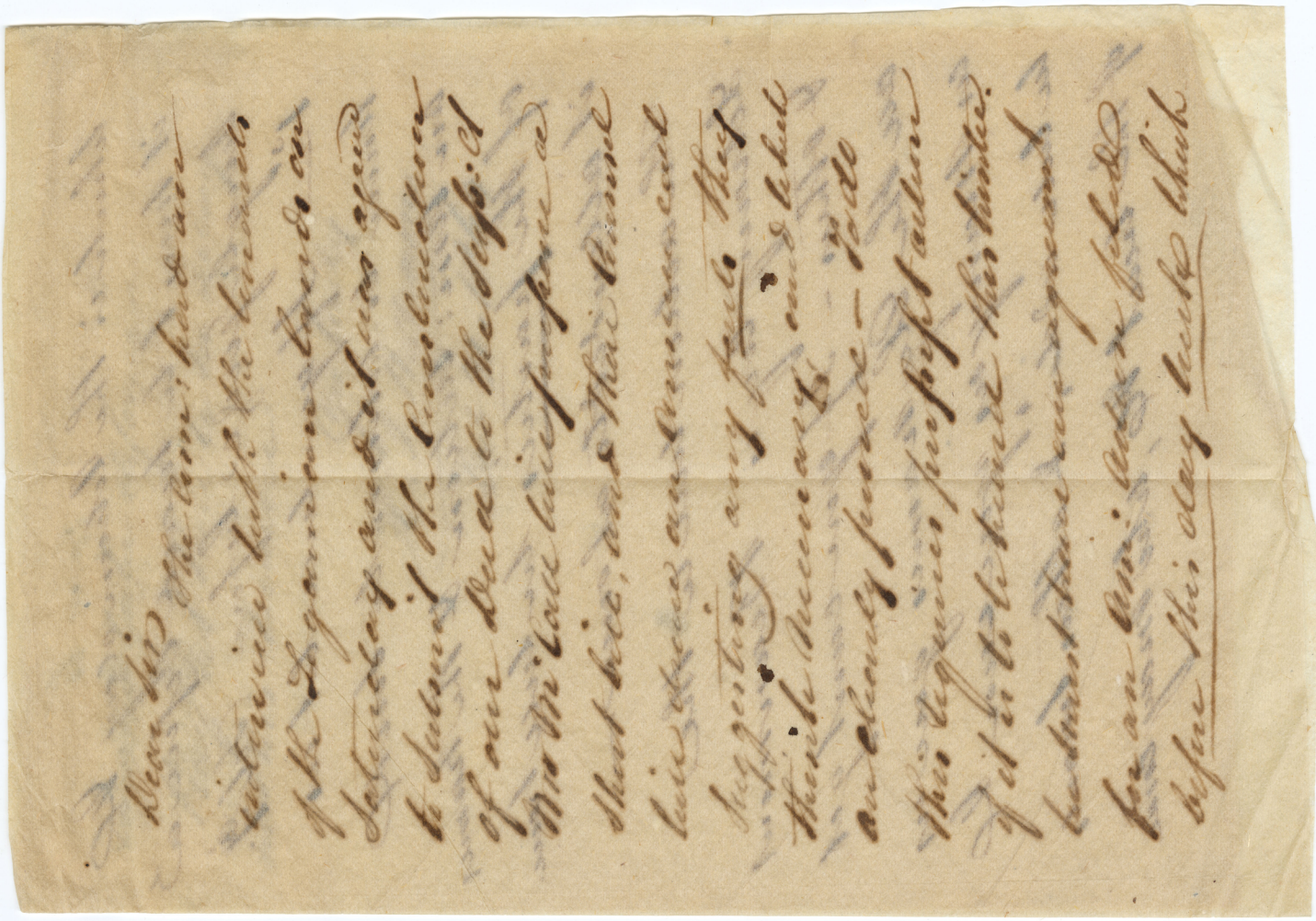

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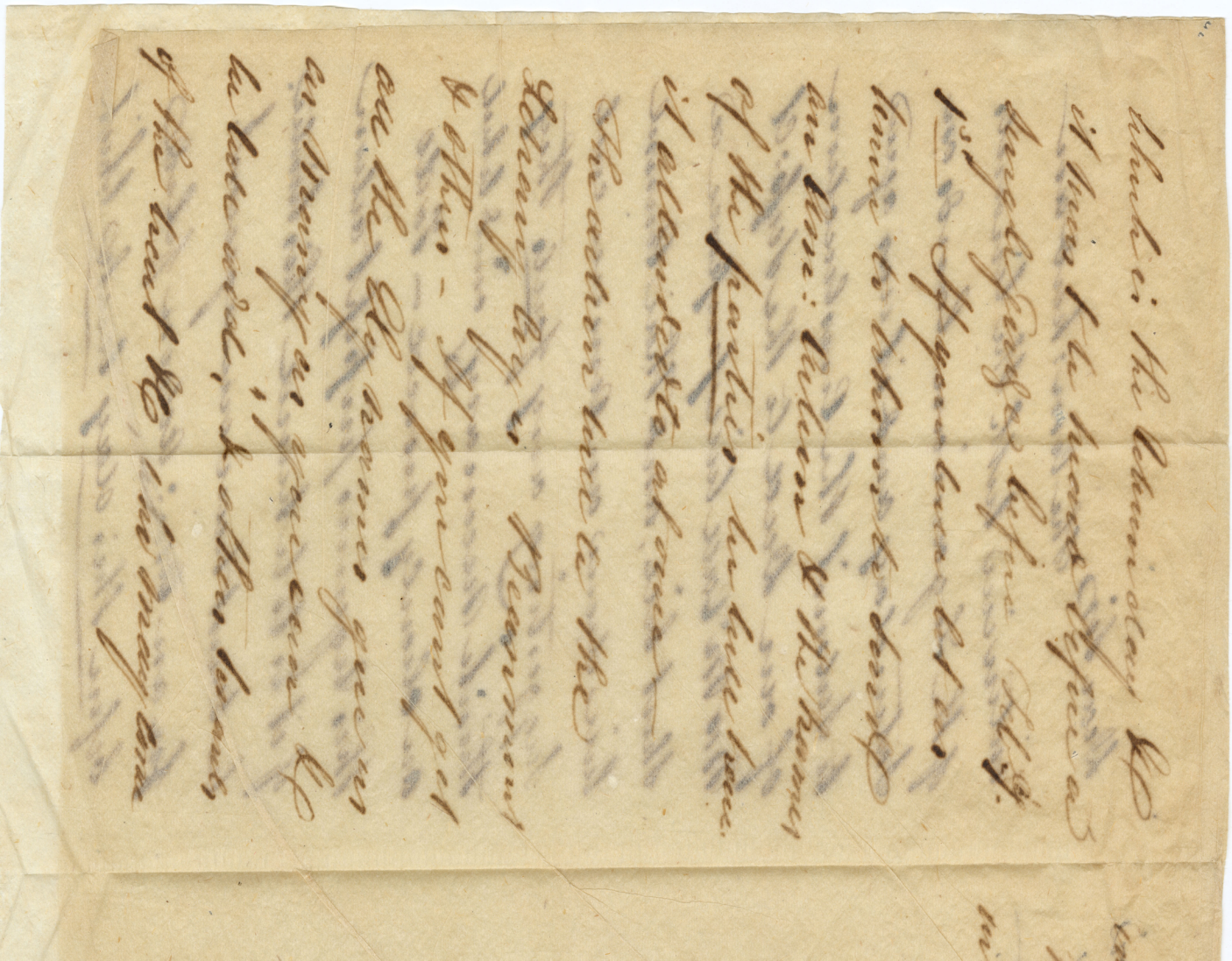

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