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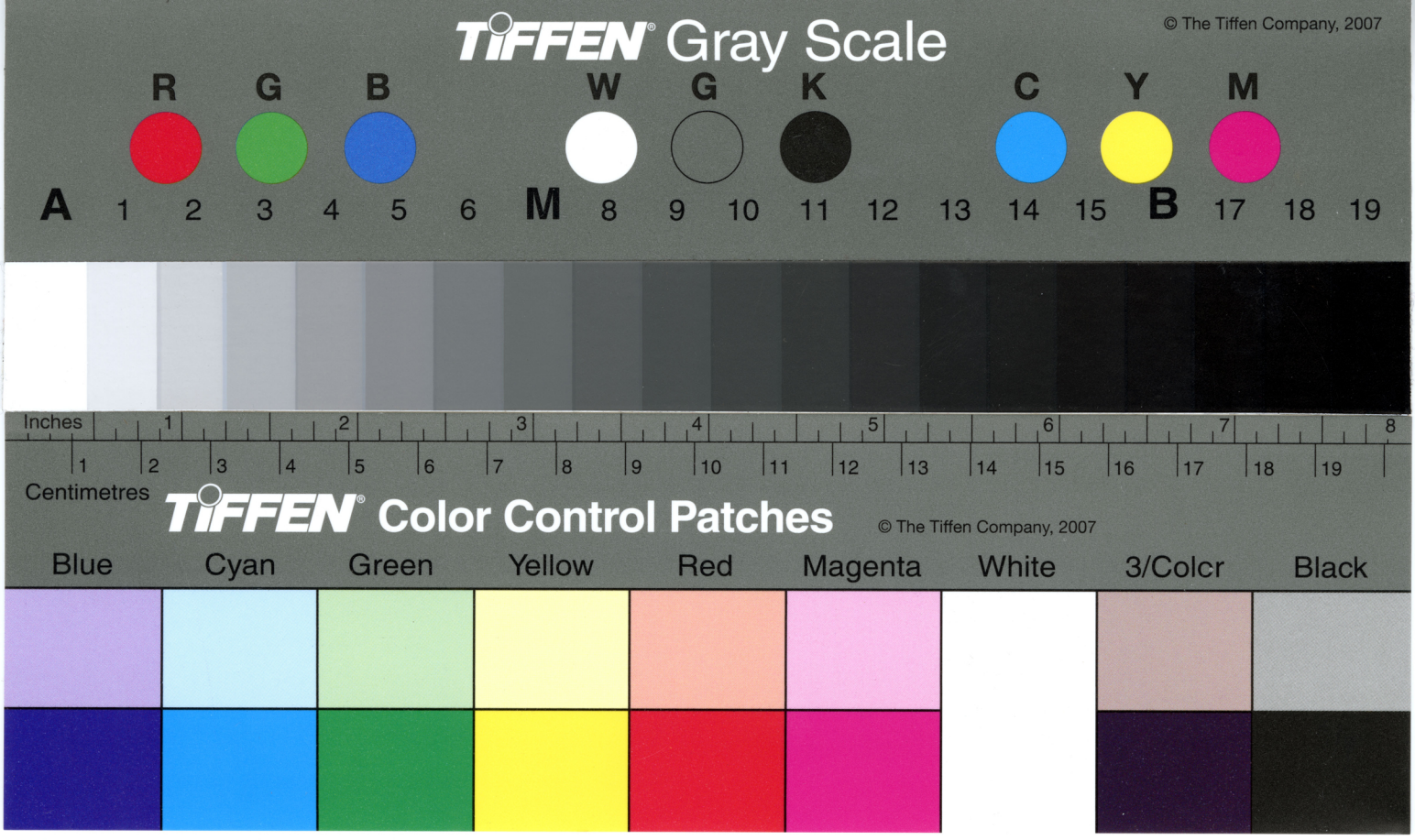
Dear Sir

I very well recollect meeting you at my Brother in law Mr Thos. Beddles house many years ago, so we are not quite so much strangers to each other as you suppose. –

It happened that Mr Walsh was not, (atho' more efficient than some of those that are) a member of the Loganian Committee and his delicacy would not allow him to speak for a Committee ~~of~~ on which he had not been appointed, but I am very well satisfied that he could get nothing from you, which was in any way injurious to yourself or the parties whom you may respresent. –

The "Deed" under which the Tenants hold this Land contemplates the assessment of the Value of the land & improvements in 1861 by appraisers "indifferently" chosen, and then an increase of our Rent, by the addition of one half of that Value. – Now it is it seems to me an easy matter to ascertain approximately at least what is the Value of those lands ~~[illegible]~~ – If we take the assessment as our guide, which is certainly 1/3 (not unfrequently one half) less than the market Value, ~~not unfrequently one half~~ it would make them worth at least 60 000. – The interest on one half of this sum would be, $1800. per An – which in strictness would be the legitimate increase of our Rent. –

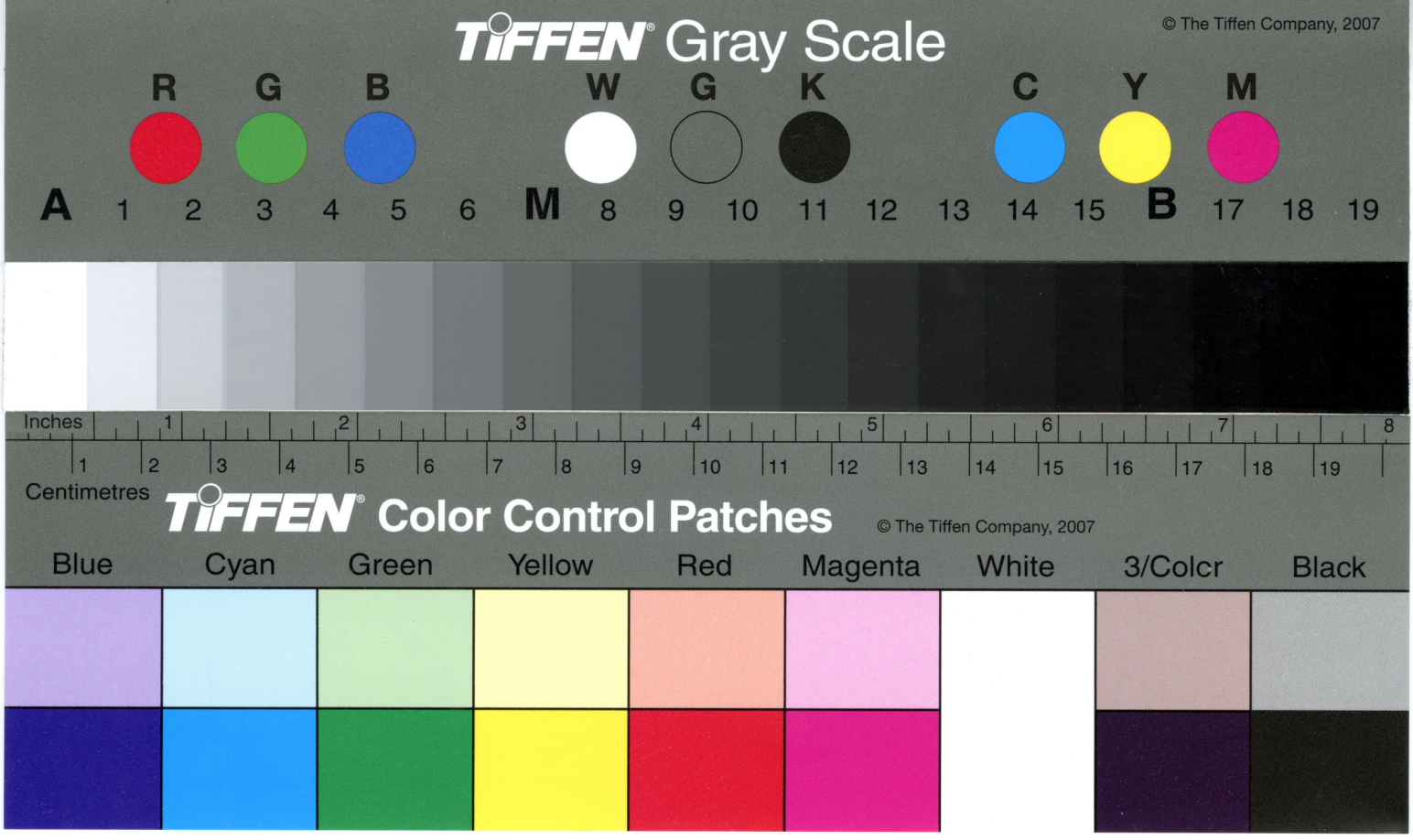


If we are to look to other circumstances to fix the value, it certainly would not be less than $1000 p[er] Acre. Some persons think much more and that would produce the same result.

But we do not wish to exact the last farthing nor any thing approaching it. We desire to be not only just but generous, and while we cannot be expected to pass over both the interests of the Institution committed to our care, we have no disposition to disregard those of the occupiers of these lands — we would therefore be willing to throw off one half of this valuation and to continue our present Rent for the next 100 years, as it is, provided we are paid in cash the Sum of 15.000 —

The Committee would report upon in favor of such an Agreement, and the Board would probably confirm their Report, but I do not think they [illegible] report in favor of any less Sum. —

As I am & have been a Lawyer all my life I have no fears of what you are pleased to term "the unconscionable pretension of the Land" and from the experience of the Board in our previous legal Controversies they will not be alarmed at getting into their hands — I do not speak for myself but because I have grown up with my business, but we have as Directors Several Members of the profession, whom we consider as any thing but unconscionable and in whose hands our interests would be entirely safe



I make this suggestion for the sake of peace and I am sure that no man, who was not (to use your own word) unconscionable", will be found to say that if the provisions of the Deed as to the Value of these lands are fairly carried out, that Value would be less than what we have fixed. It is therefore to be distinctly understood that this offer, is not to be used in any way against us, in the future if our negotiation proves unfruitful, as it is made solely from a desire to avoid all controversy, and is believed to be not more than one half of what we are in reality entitled to receive.

I have lost no time in sending you this Answer which you will admit is not "as close as a "dice Box"; altho' I do not know, how close, such an instrument is. Yours truly &c

It must be understood that if the tenants were ~~to offer~~ willing to give ~~the same~~ these same ~~terms~~ terms with yourself we should feel bound to take their offer, in preference to yours—

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Dear Sir.

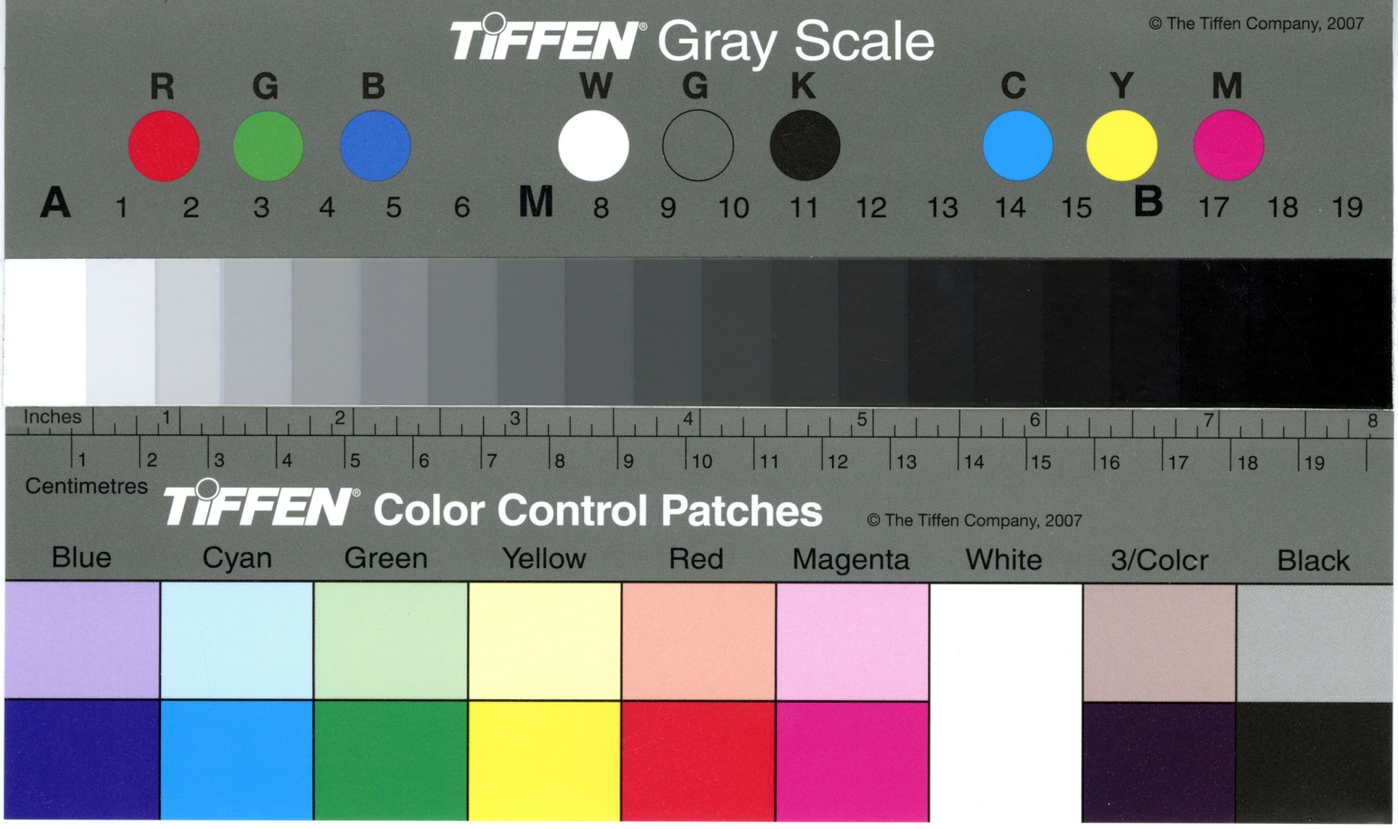
the preamble –

I would have given you a direct and ~~[illegible]~~ specific answer to your letter, ~~[illegible]~~ had I not read from Mr Dubois, a letter dated last month, asking us to have a rent he would be willing to take without resorting to any appraisement – and he have agreed to take as a compromise 1500. pr an – they have a fortnight to give us an ~~[illegible]~~ answer

So soon as that time is expired, he will be ready to treat with you

Not sent

12482.F.625



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Dear Sir

Mr Fox would not agree to the facts set out in the Case stated which I drew up, we therefore entered into an Amicable Action to try the matter in the regular way. If we can get it before the Court at next Term (April) I will do so. I have recd $80.00 of Smith & Bea[illegible] for which you may draw on my brother Louis at 32 South 3d St. They promise to pay the Balance shortly. Money is very hard to come at here

Yours resp

Ch. E. DuBois

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Mar. 27th

Geo. Campbell Esq
Phila Pa

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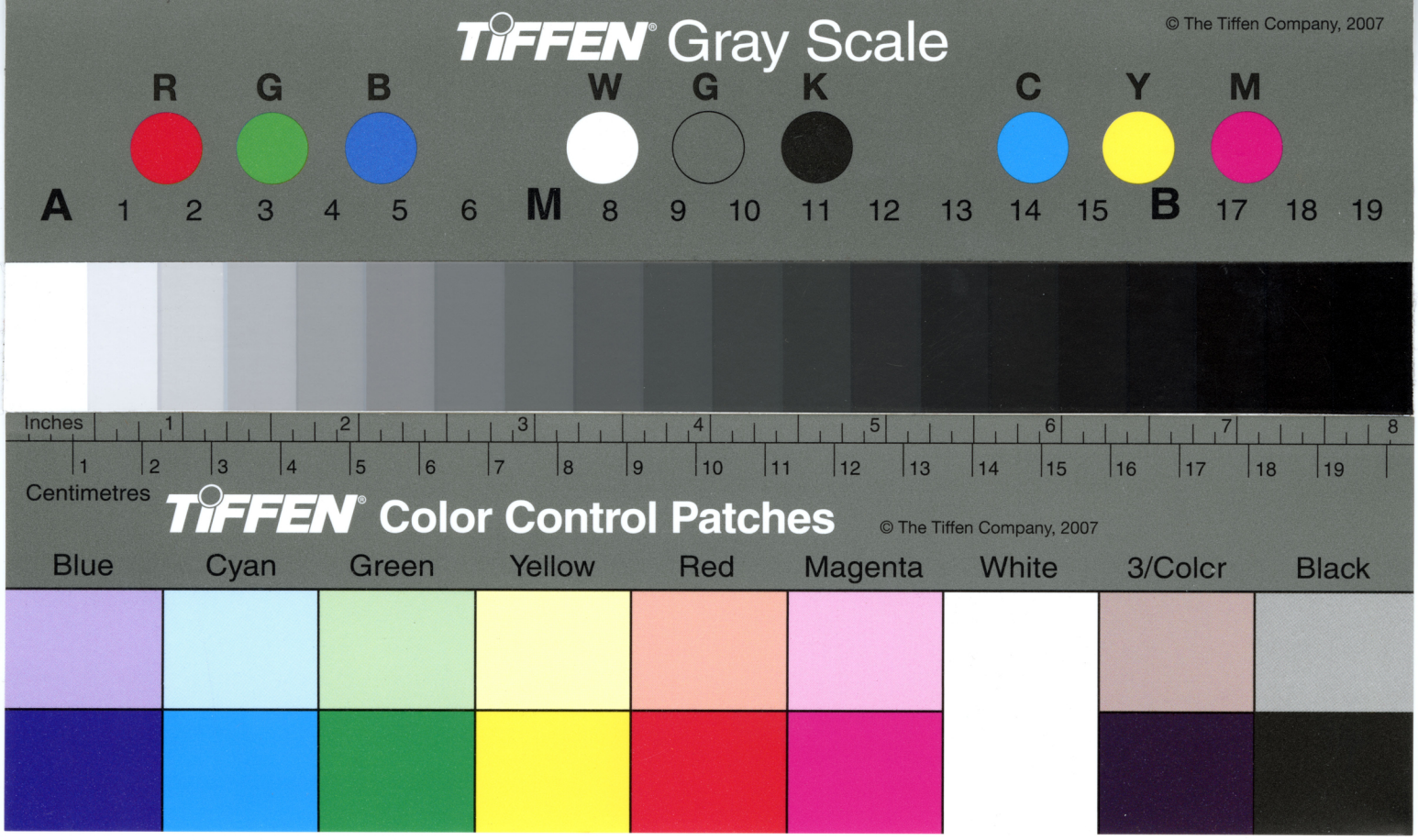

Dr Charles Foulke sold to
Mr Kuffnagle ~~the~~ adjoining property
for $100. an acre, Another piece of
land of ten acres for $1400. Was
sold to Kuffnagle by Oliver Paxson,
& Paxson bought afterwards a
four piece of ground, Steele, at
public outcry for $60 to $70.
Mr Kuffnagle has against mill
which brings $700
Thomas Ely sold for $82. & bought
another place at $110. all recent trans
actions. The latter not recorded but can
be got at if time is allowed.
The timber alone was sold for $30. an
over

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acce, tis now left in bush, but
in a few years will again be
worth at least the same sum

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Hardship.

They pay $111.11. per An for 400. as or 27 p Cents per Acre
$111.11. for 100 yrs. = $1111.00. —
at $1.00. per acre per An for 100 yrs. = $40.000.
$/2. 80.000

Randolphs Mill produces $500.
Beam'ts rented for 700.
1200.

They get half the Est. for which they are offered more than all they have paid. $12000.—

Assessment. — Beam'ts 16050.
Mill 500
Ely. 3400
Value is double 19.950 39.900

Grd Rt is deducted because he pay Taxes on it.

111
100
11.100

– Thucum! p.d in 1849. $ 20.500.
for land only

he bought only 150 as – with the use of the other half. for 11. yrs – He was then to pay the market price for the other half. He paid this subject to his share our Grd Rt of 111.11. which was. – a 2. pr acre – per an $300
for 11. years – 3300. –
he then paid. 20.500. – 3300 – or 17.200
for one half of this tract whole 34.400 –
corresponds with the assessment.

our offer. –

war.

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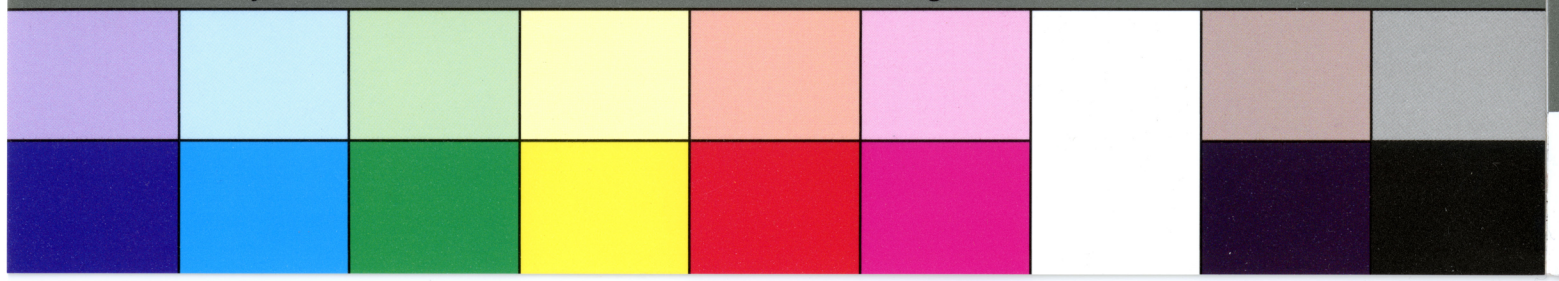



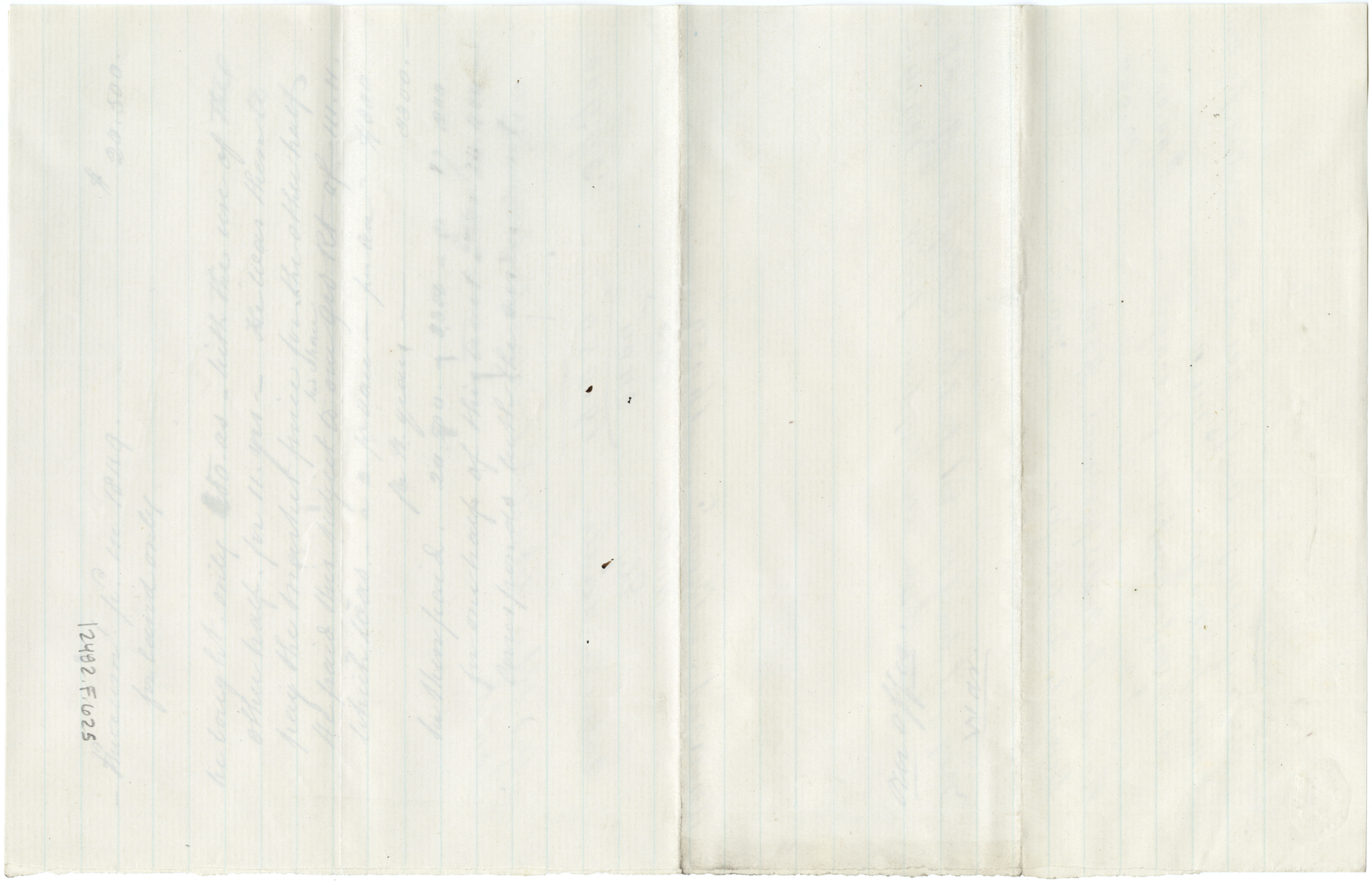

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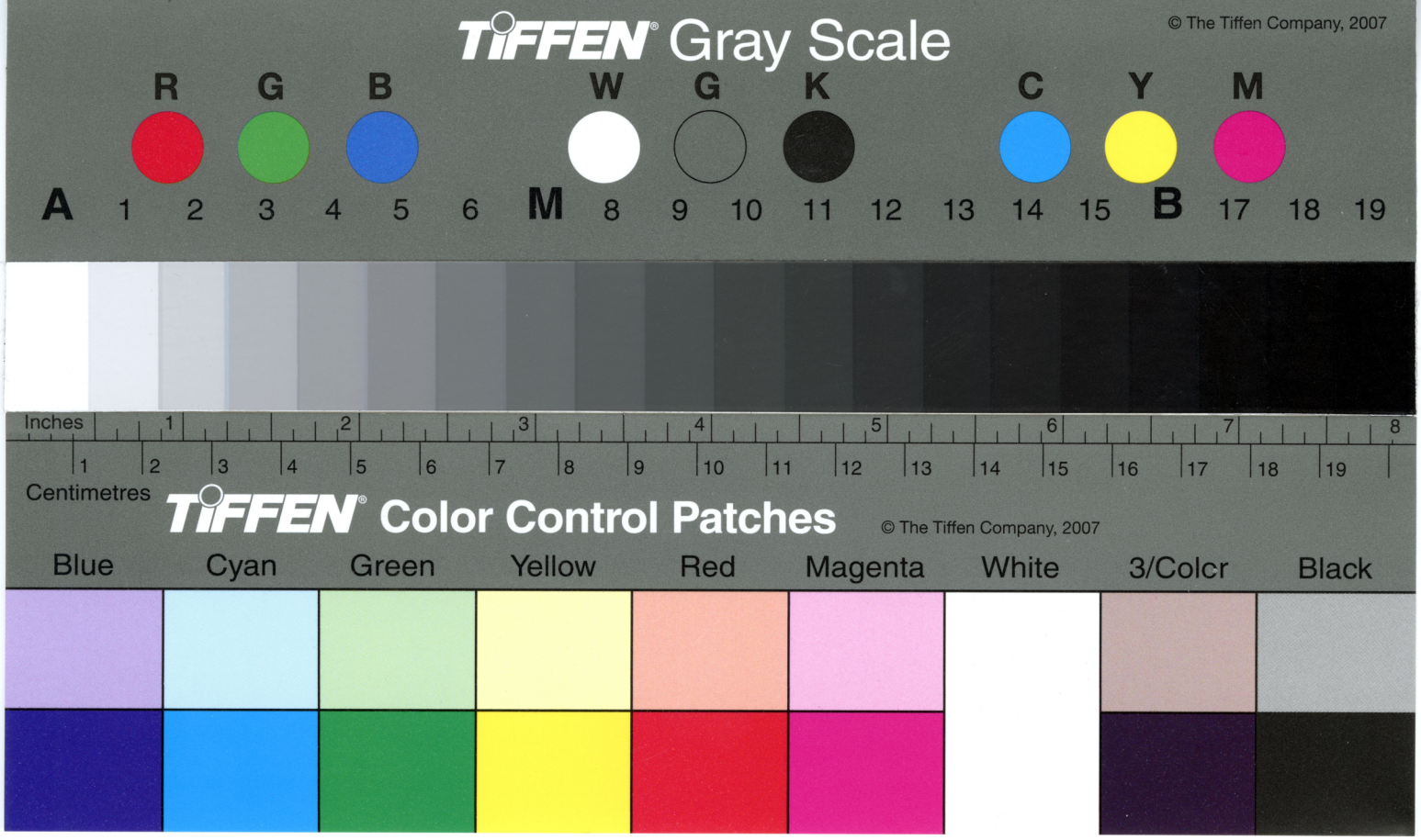
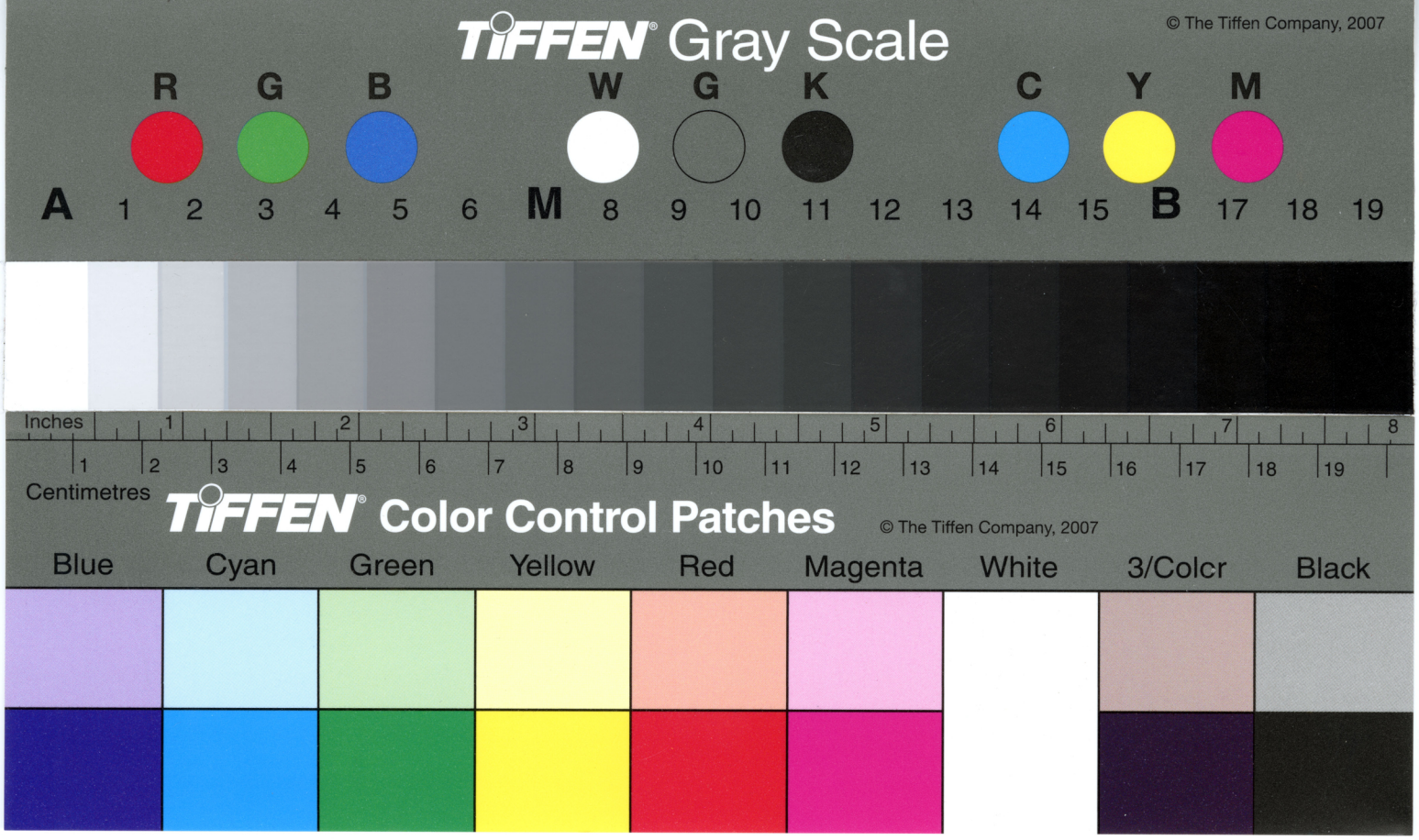


Logaman Lands

check & contract for purchase of the Bucks Coy farm — laid before auditors or appraisers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1. Very important to have power to subpoena these witnesses

2. ~~Lit~~ Lime kilns rent for 1¢ a bushel, and he supposes on Beaumont's tract there is $100,000 bushels burnt. = $1,000. – a year

3. Under oath there are plenty of witnesses who will say $80. – an acre

4. Rogers has been a politician – prejudiced and vindictive and stubborn

Rich knows perfectly well the value of lands

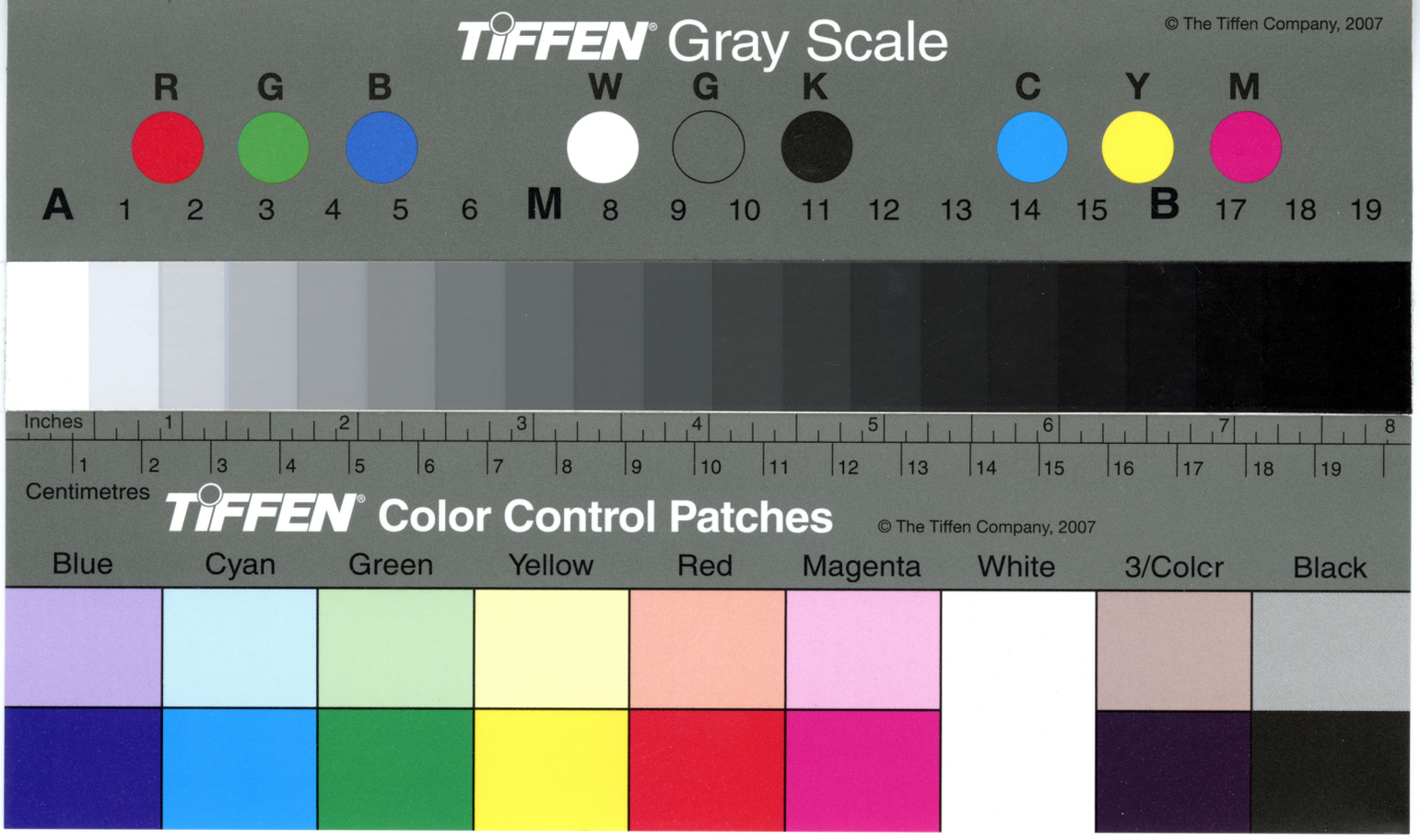
5. The 200 acre tract not so valuable as the 400

6. He will get evidence of the actual sales of the Dean Tract.

7. Better to swear the arbitrators and witnesses as a matter of course. Probably no one will object

8. To send him a map, & pamphlet

9. Beaumont unreliable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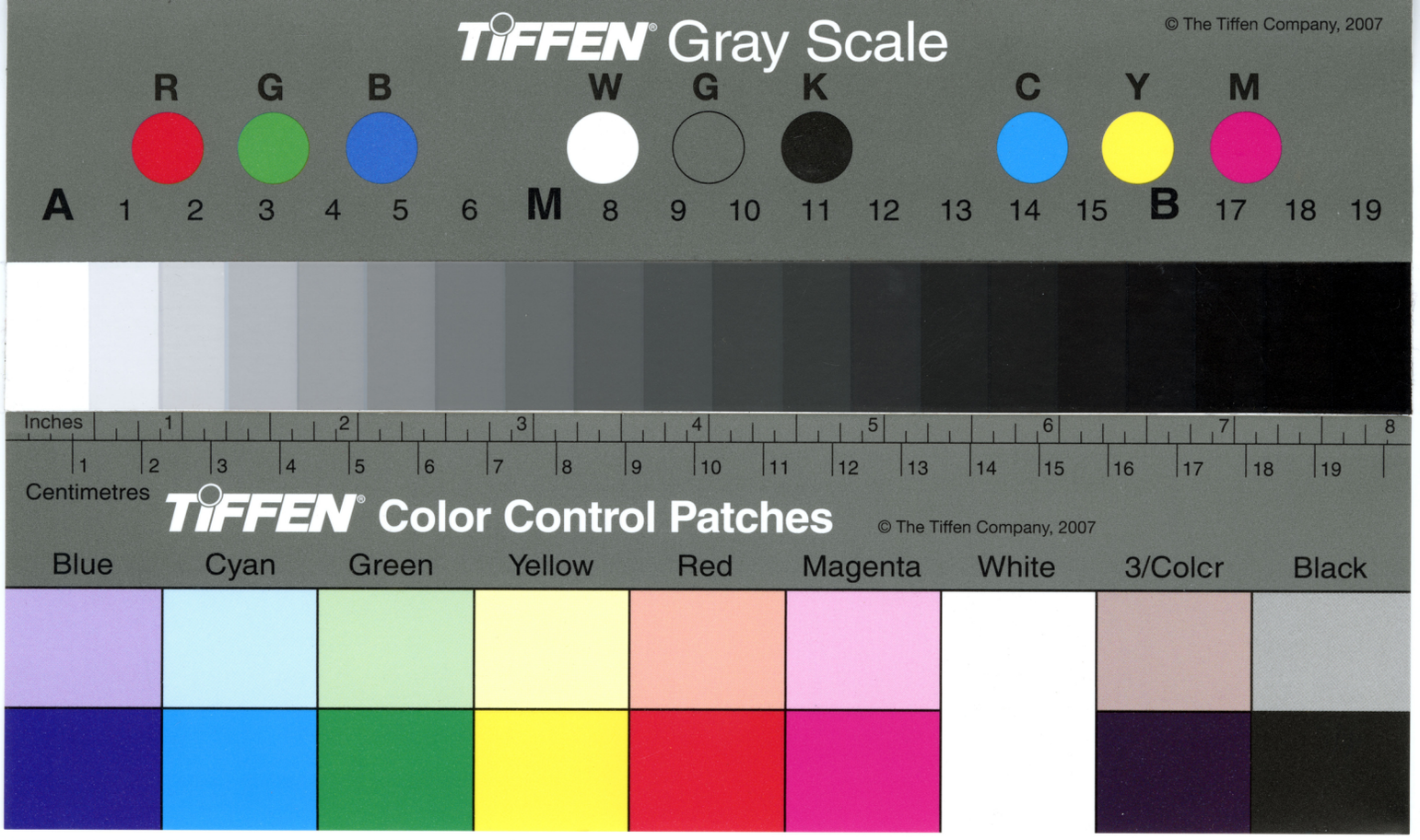
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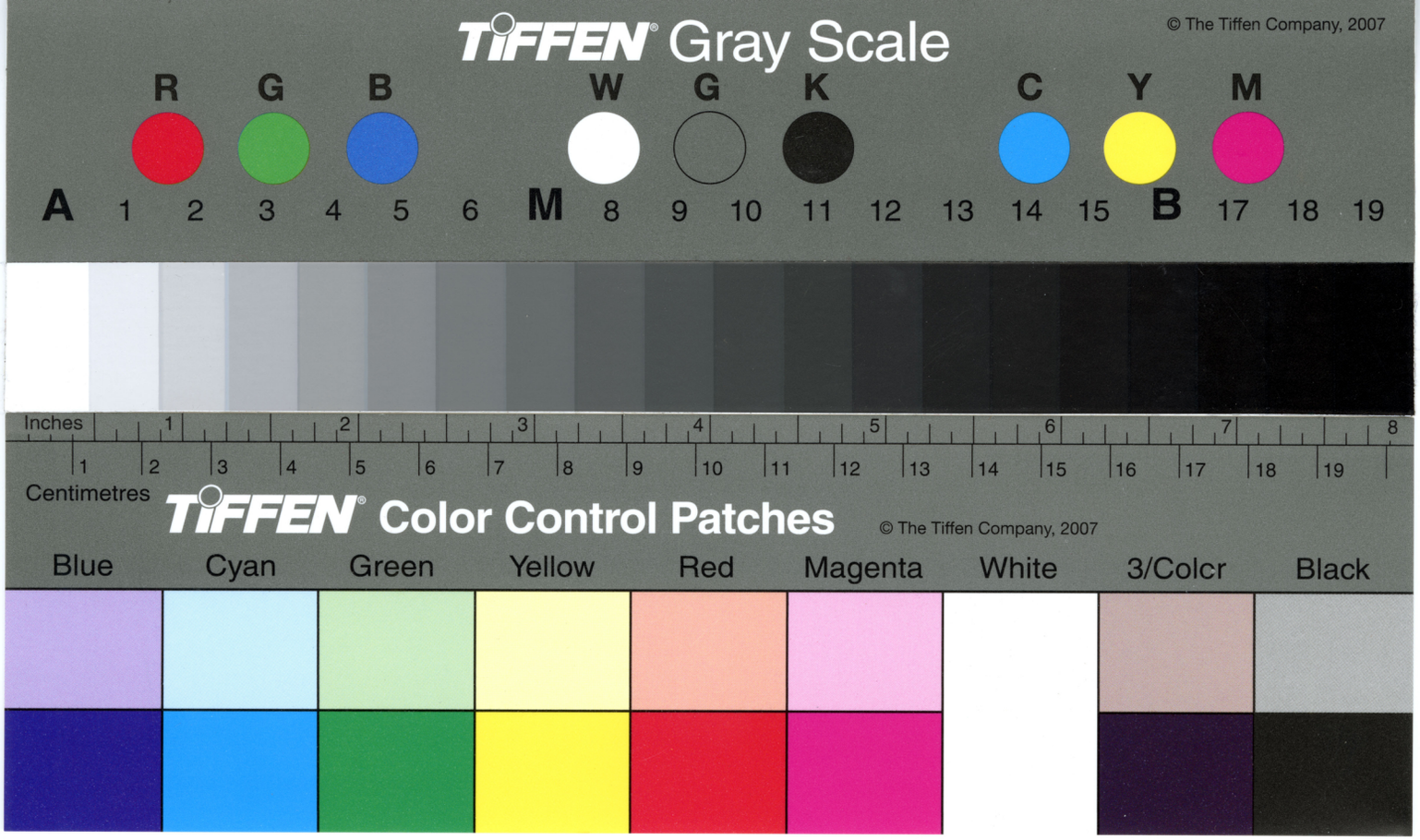
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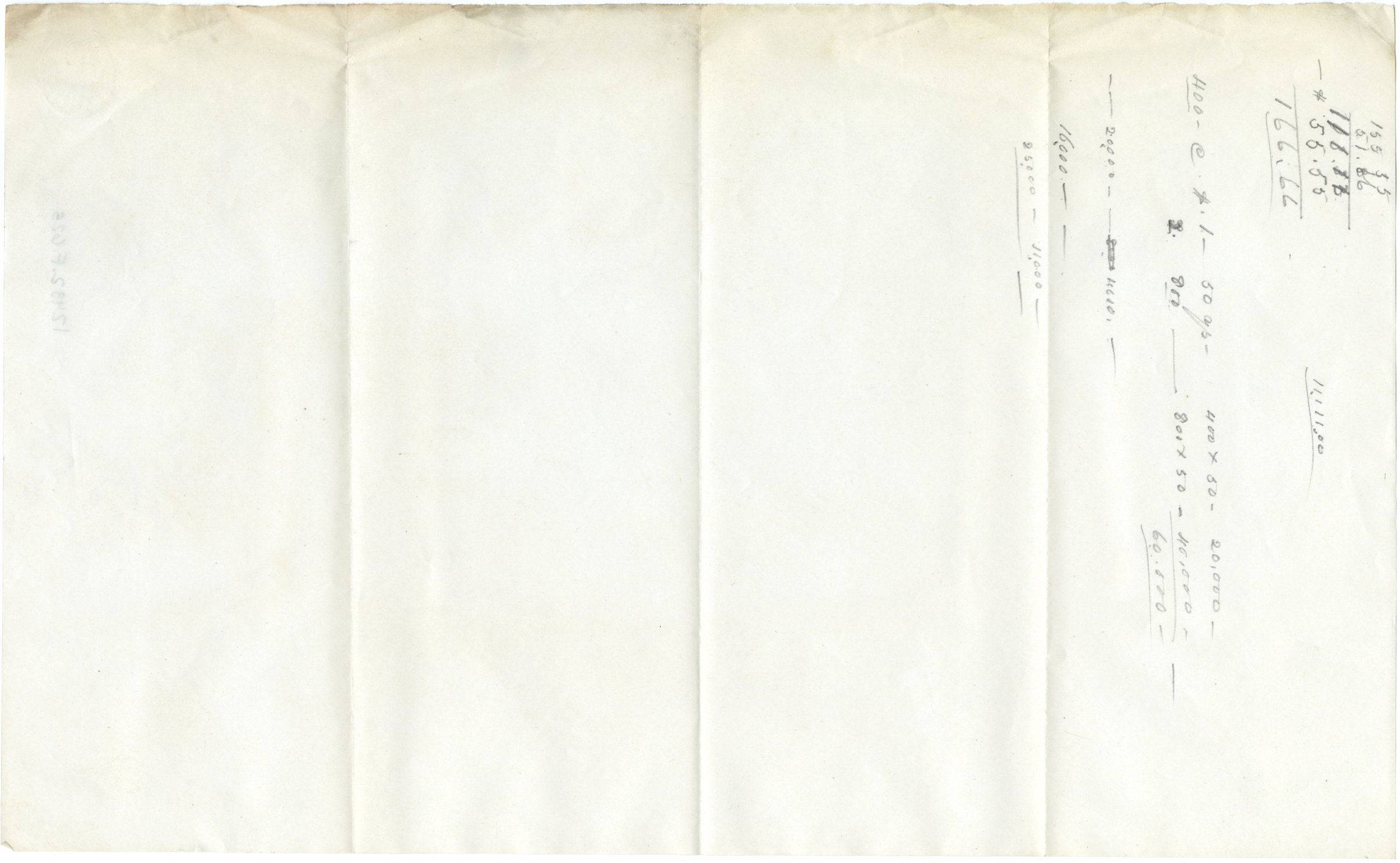

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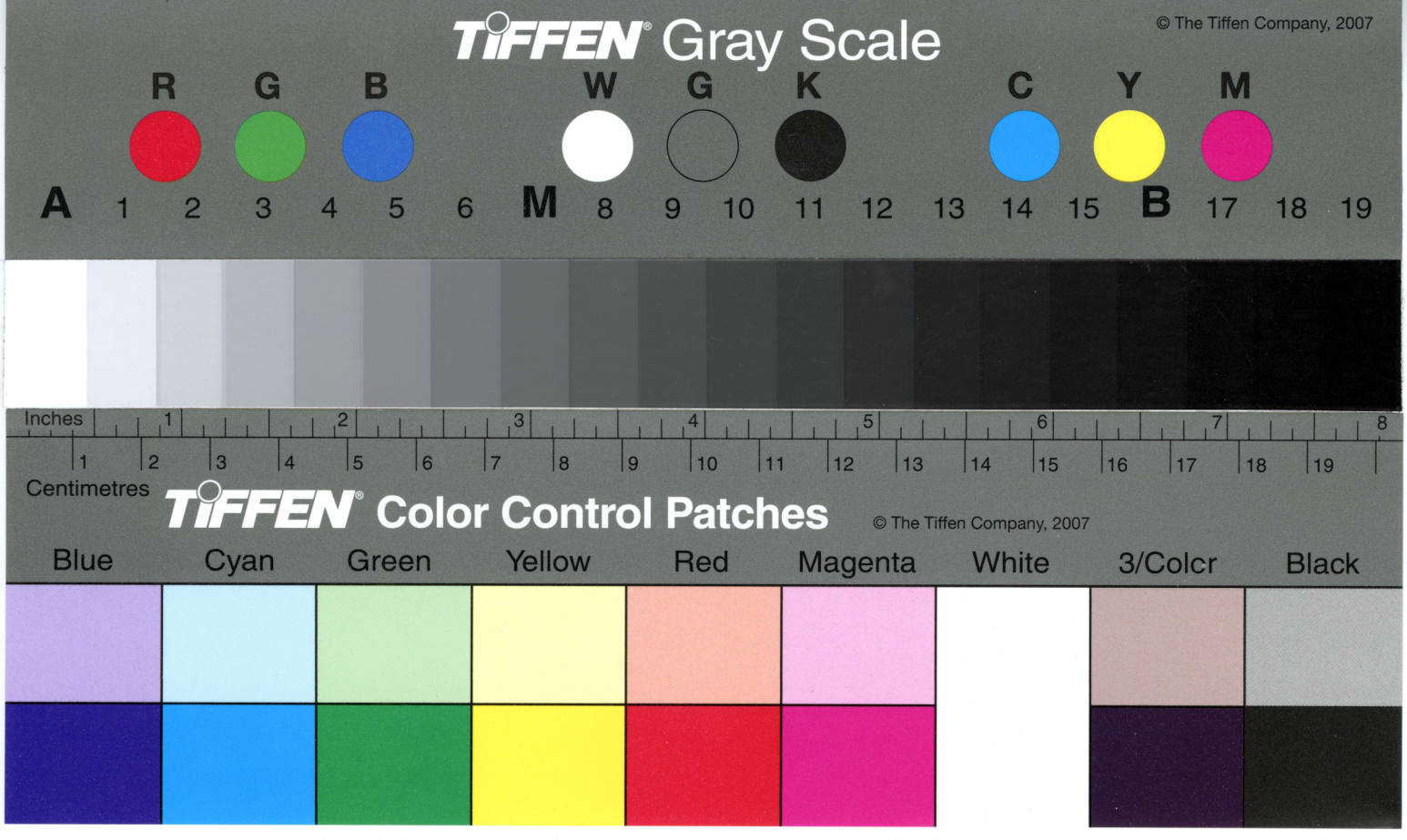
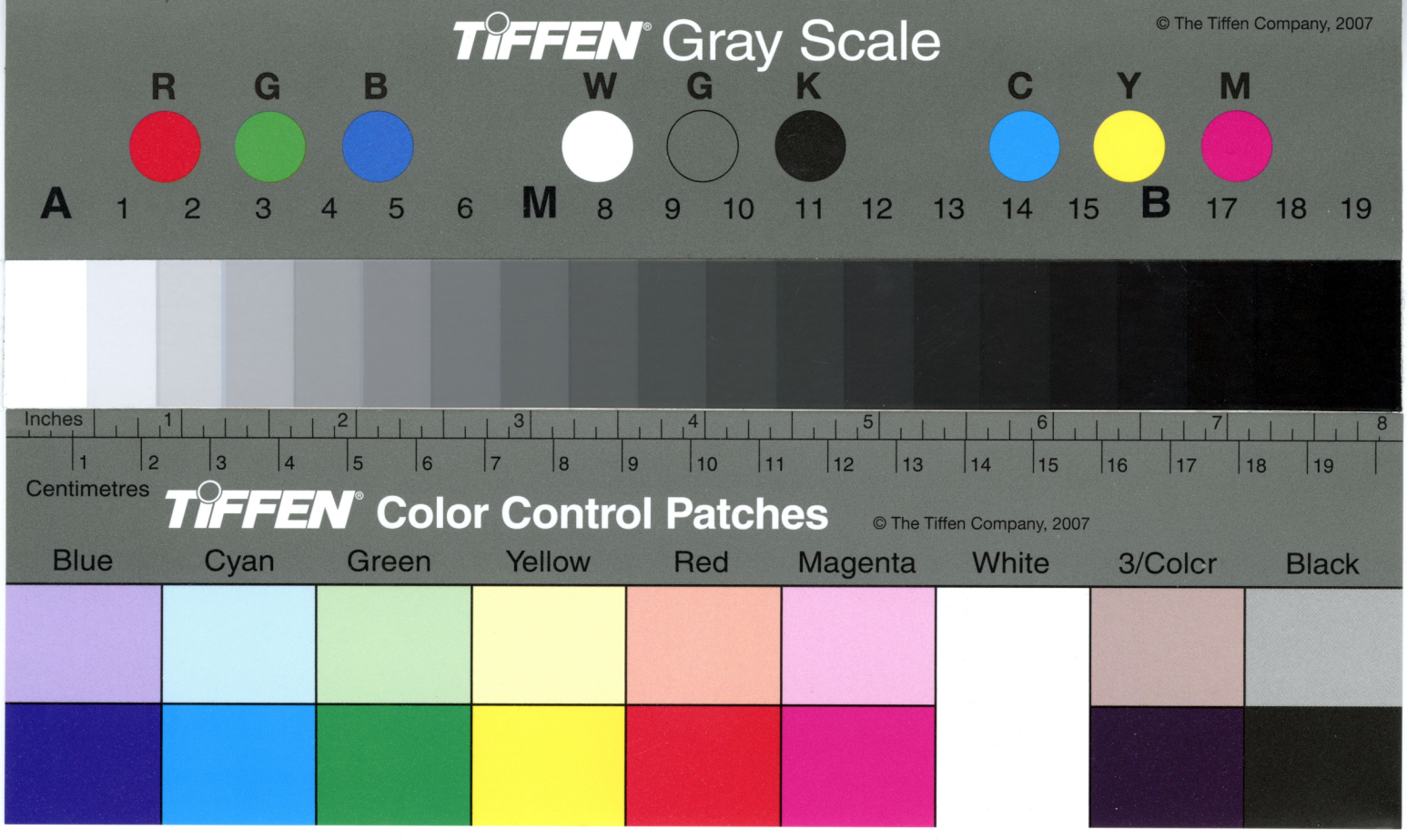


108. 211 Oliver Paxson to T. Ely
111. 550 Chas Houlke to Huffnagle
90. 261 O Paxson to John Walton

Direct to John Jay Smith or
Lloyd P. Smith
New Hope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Dear Sir

In the list of Assessments I sent you a few days since an error was made in R. E. Elys property.

The property was not assessed in his name but in that of his tenant the Miller whose name I did not then know but have since ascertained to be John Vandegrift. It is assessed at $3400. about 40 per acre

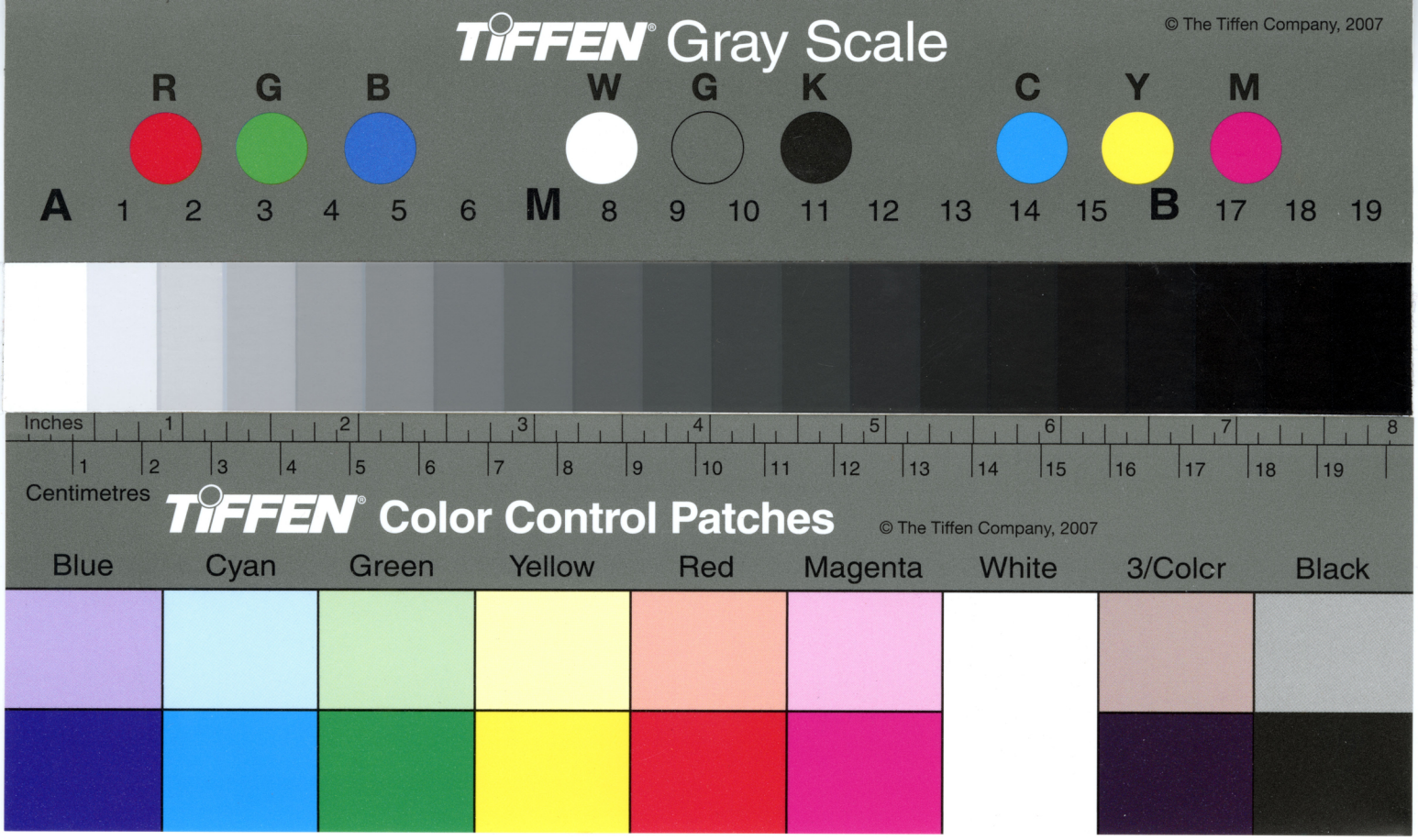
The property I gave to you as assessed at 30 was another in that Township

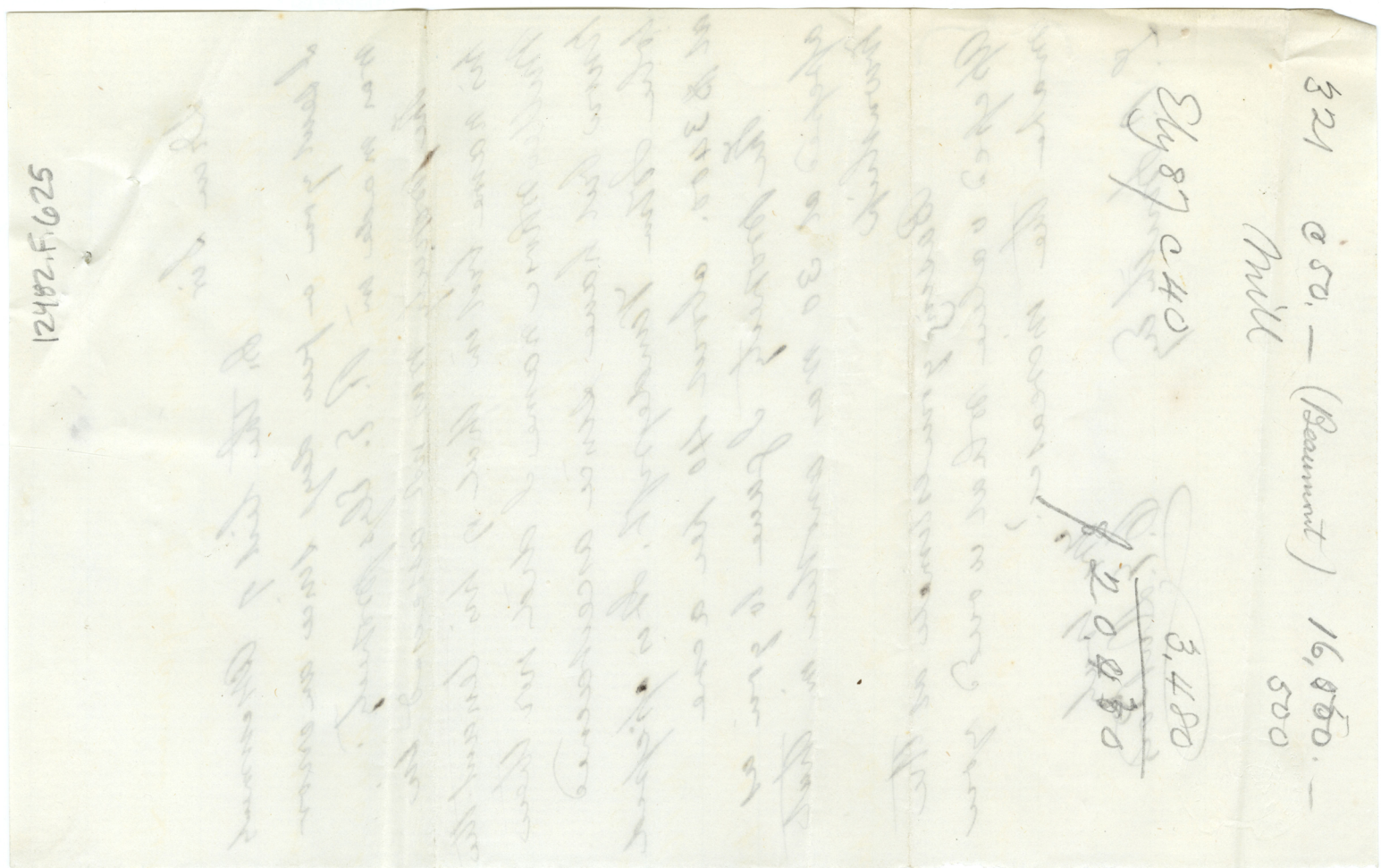
Basing your estimate at the Assessed value what would you make the increase?

Yrs truly

L. P. Smith Esq

C. E. DuBois





321 c 50. — (Beaumont) 16,~~550~~. —
Mill 500

Ely 87 c 40 3,480

f 20,480

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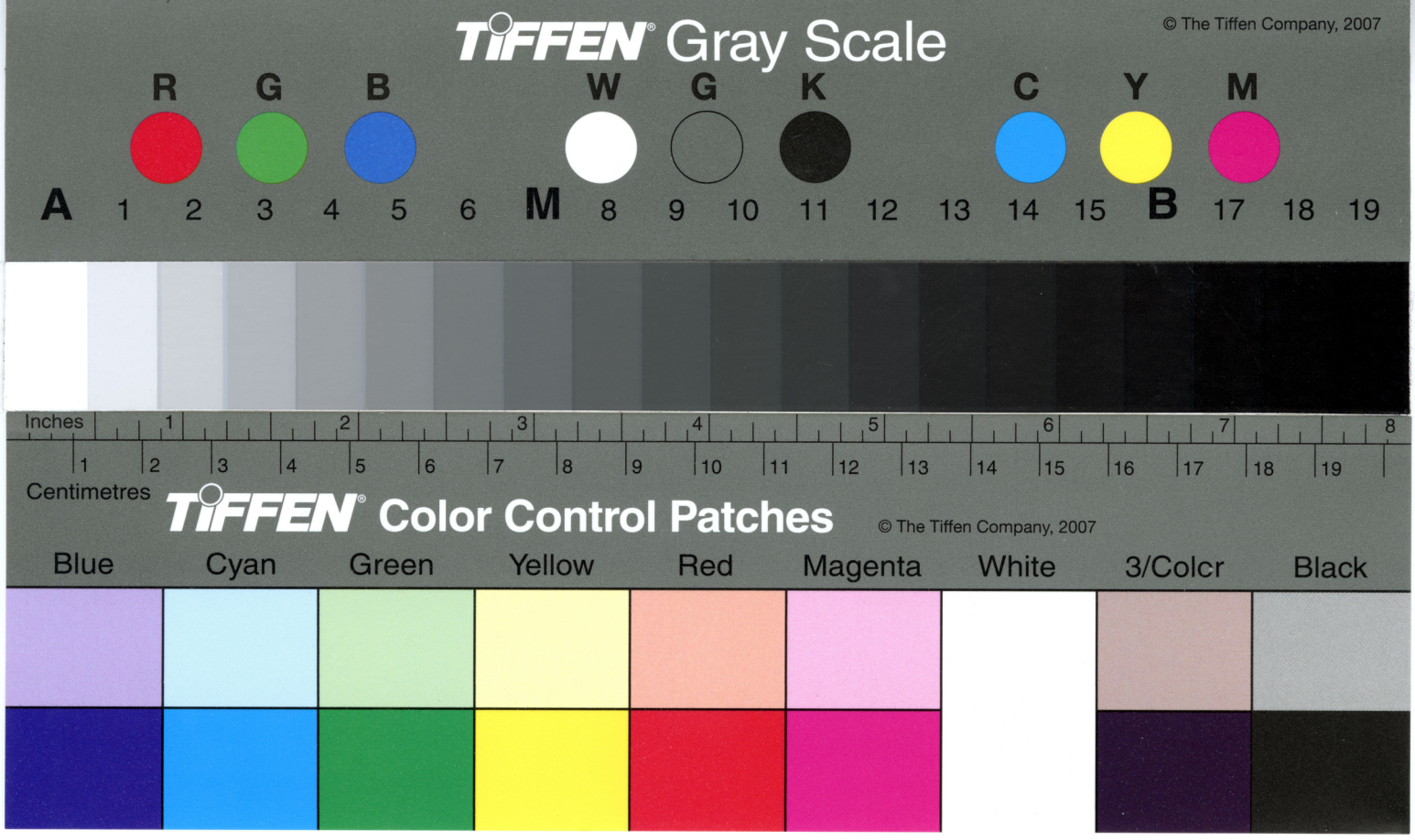

List of Land holders of Loganian Library Co & Amount of Assessments

Elias Smith	3 roods	no assessment		
Charles Smith	12.0.0	assessed in aggregate	800.–	250.00
Jacob Eastburn	8.2.0	48 per acre including other land		384.–
Josiah Smith	2.2.0.			200.00
Mordecai Pearson	10.0.0		1,500.–	450.00
Tollgate	1.3.2½	not ass^d		
Thos Thornton	1.2.0	H & lot		400.00
M. Atkinson	22..	40 per acre	965.–	880.–
Wm Peaker	– 1 –			200.00
M. Gibbs	16.2.0	30 per acre	1,700.–	480
Jesse Parsons	2.0.0		900.–	250.–
Wm Ellis	10.2.0	35 per a. with other land		350.–
Reeder Naylor	1..			250
James Weeden	..2..			200
John Coates	113.–	30 per acre		3.390
A. J. Beaumont	321.3.21.50	per acre & Mill at 500.00	13,422.–	16.050
				500
R. Ely See note	87.2.5.30	per acre should be 40	3400	870 ~~2,600~~
				26.354

Above you will find the Assessments of the several properties so far as I can get them from the Books. They are the same as already given to you with the exception of some small lots I did not know of some are assessed by the Acre & some in the Aggregate as you see —

Yrs truly C. E. DuBois

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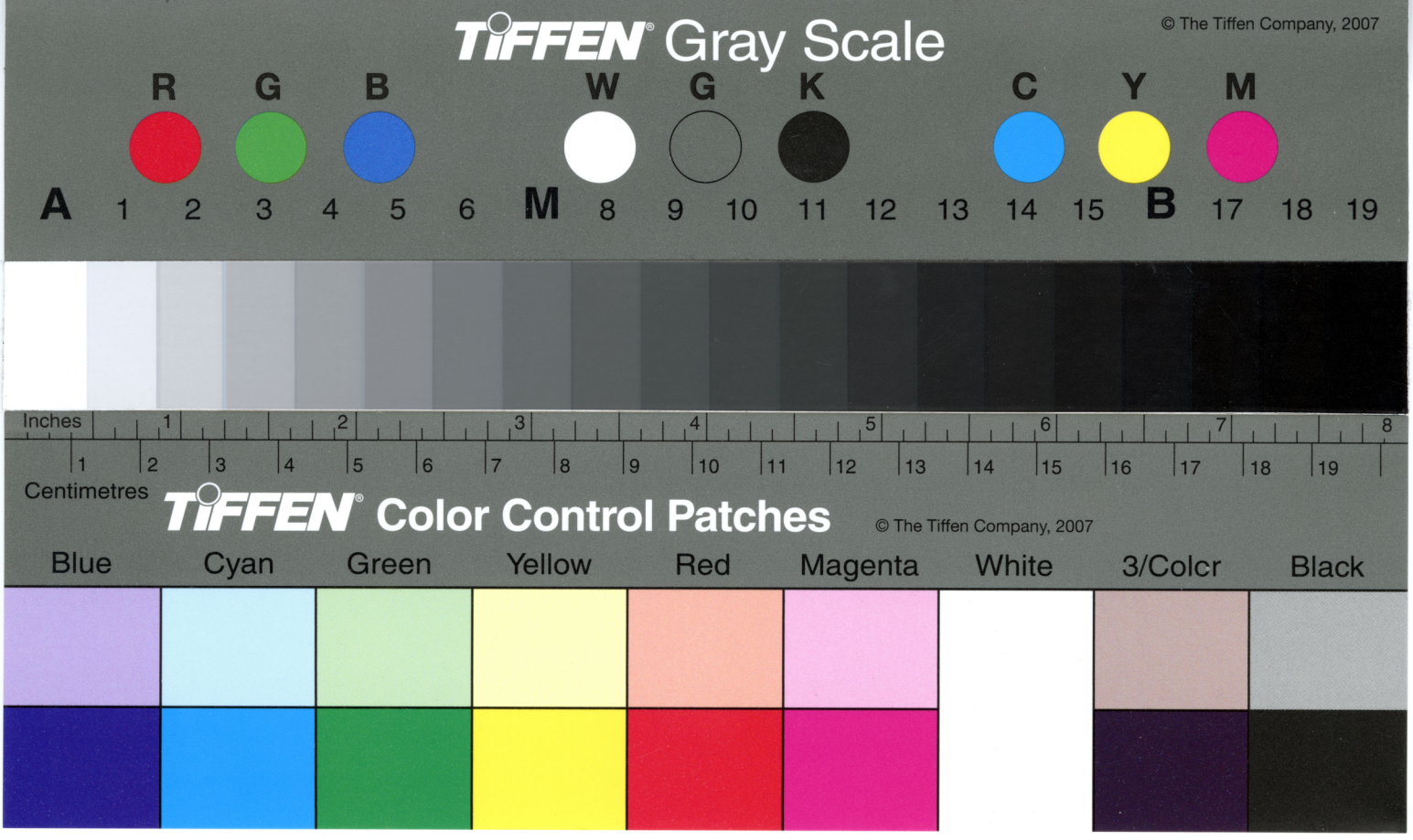

1. The price paid by the tenants for their Lands. —

2 – Witnesses to prove Value

3. – Sales & purchases of neighbouring Tracts. —

4. – Lime quarries, their value. —

5 – Can we make the appraisement a Race of Court? — Supreme Ct. or C. of Com: Pleas. —

6 – Can we have the appraisement Sworn & Witnesses also

7. Can we insist on having the meetings at Doyles=town. —

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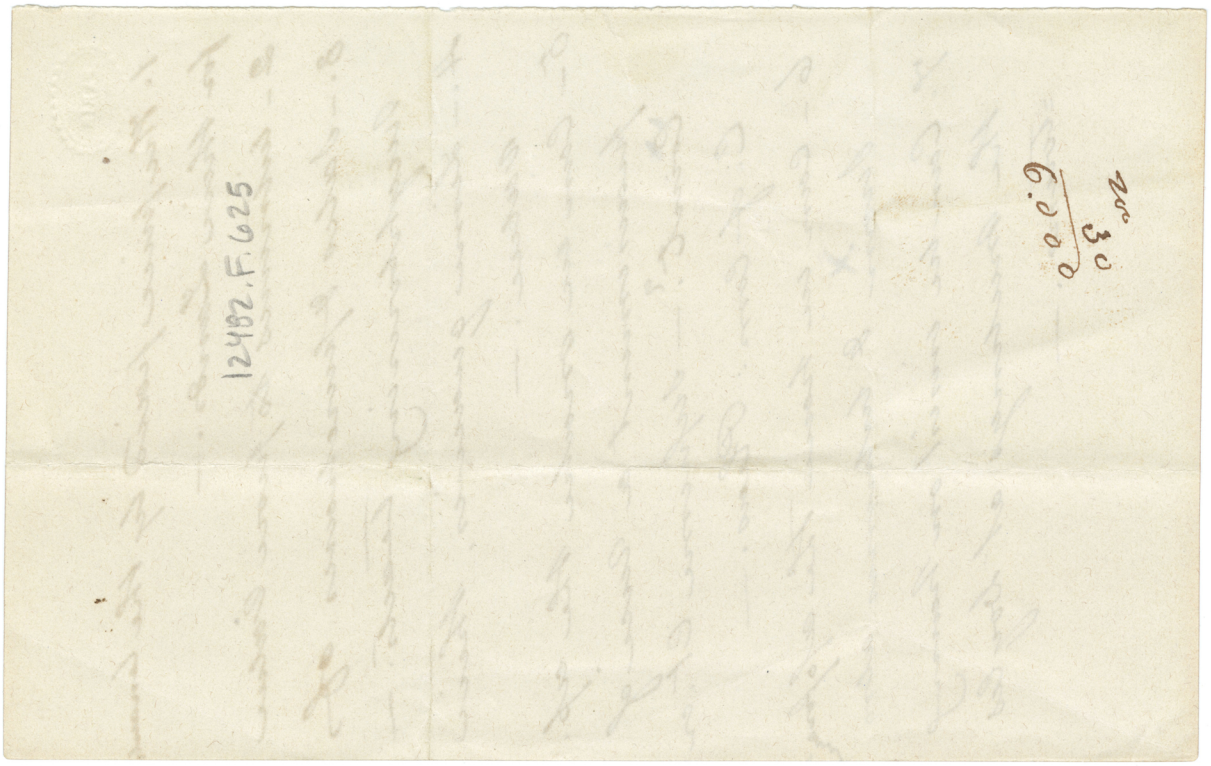


Blommendale Jany 23.

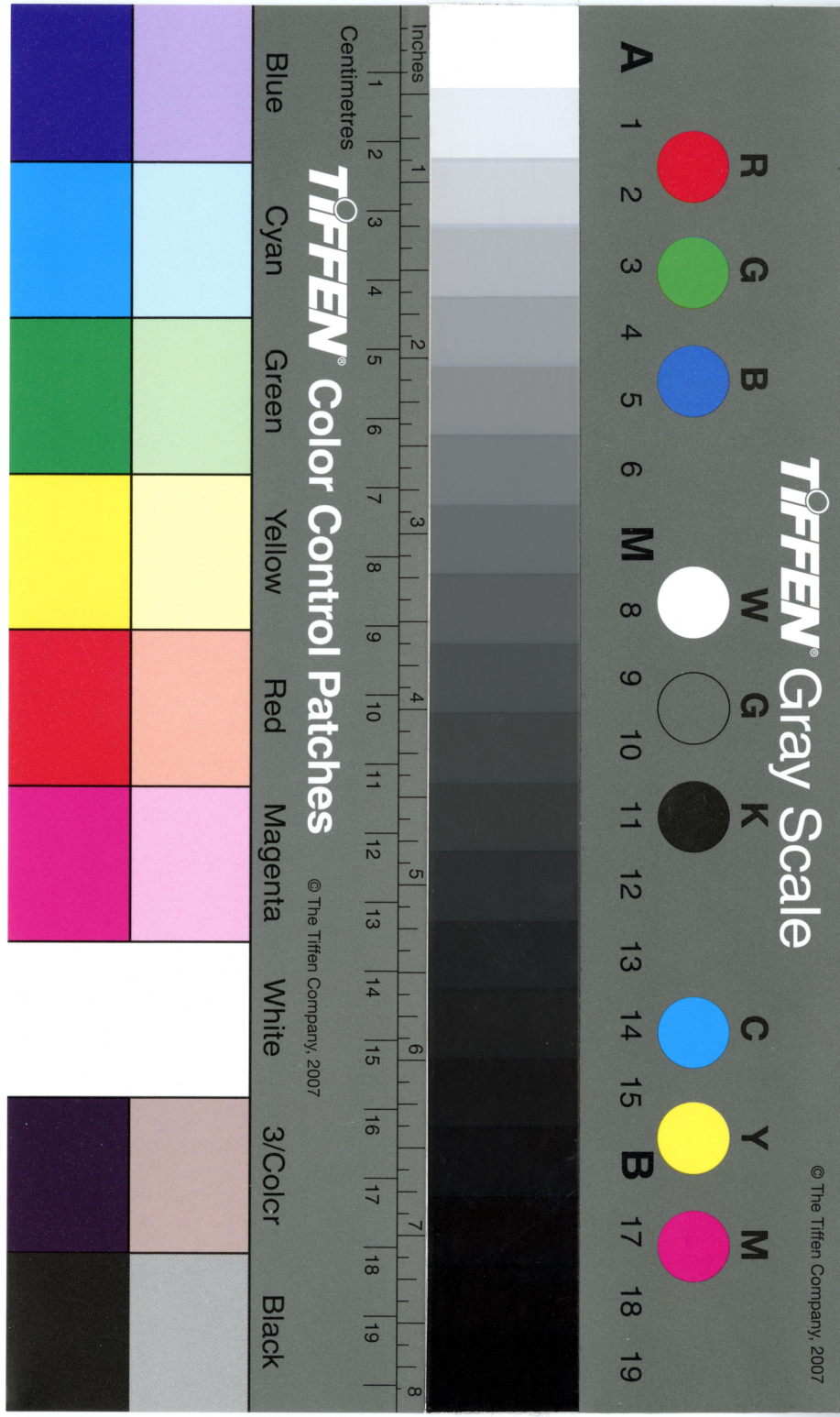
Dear Sir

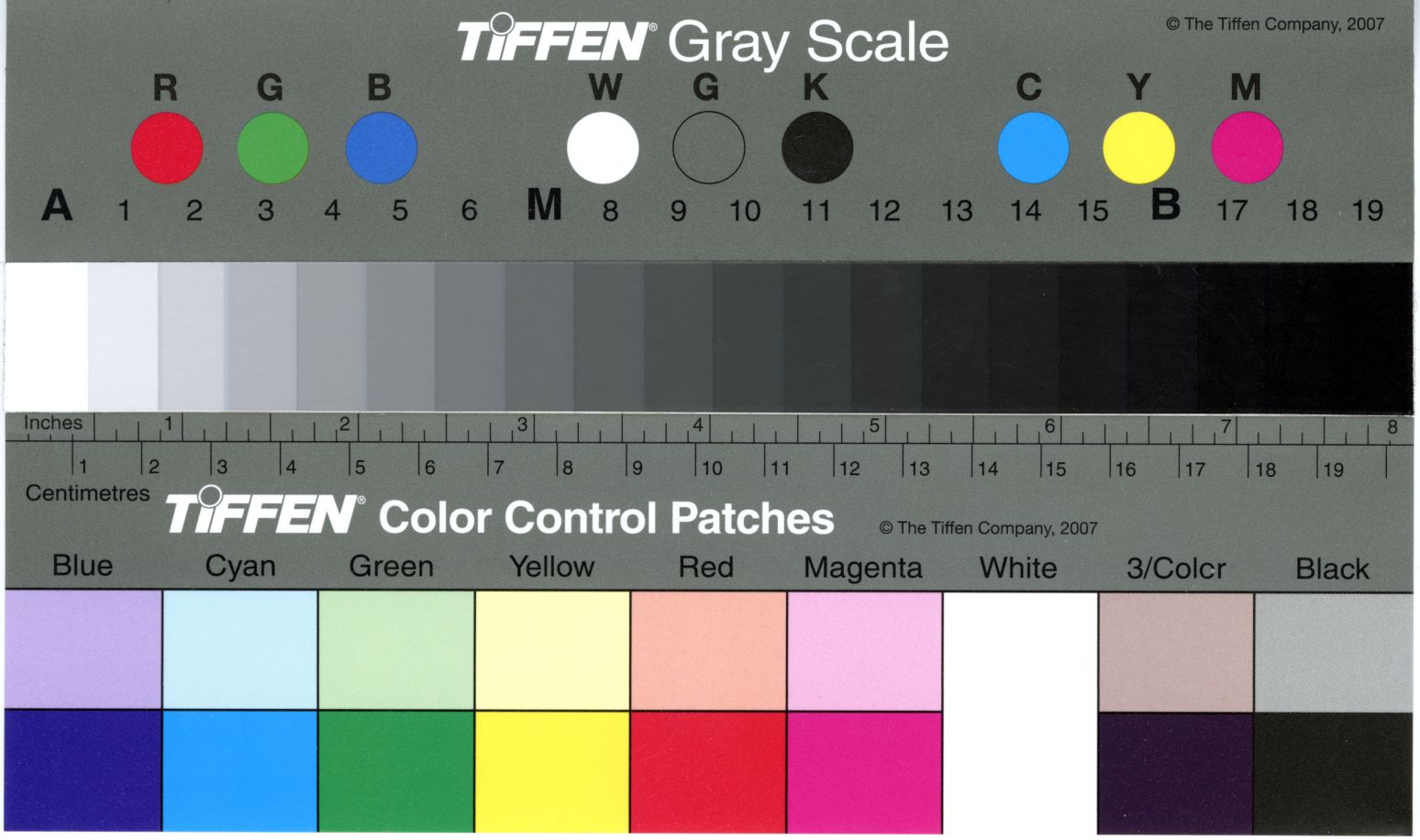
At present I am not aware of any thing which may prevent my being present on the occasion to which you refer, in your note of 20th inst.

Yours,

D. Landreth

L. P. Smith Esq.

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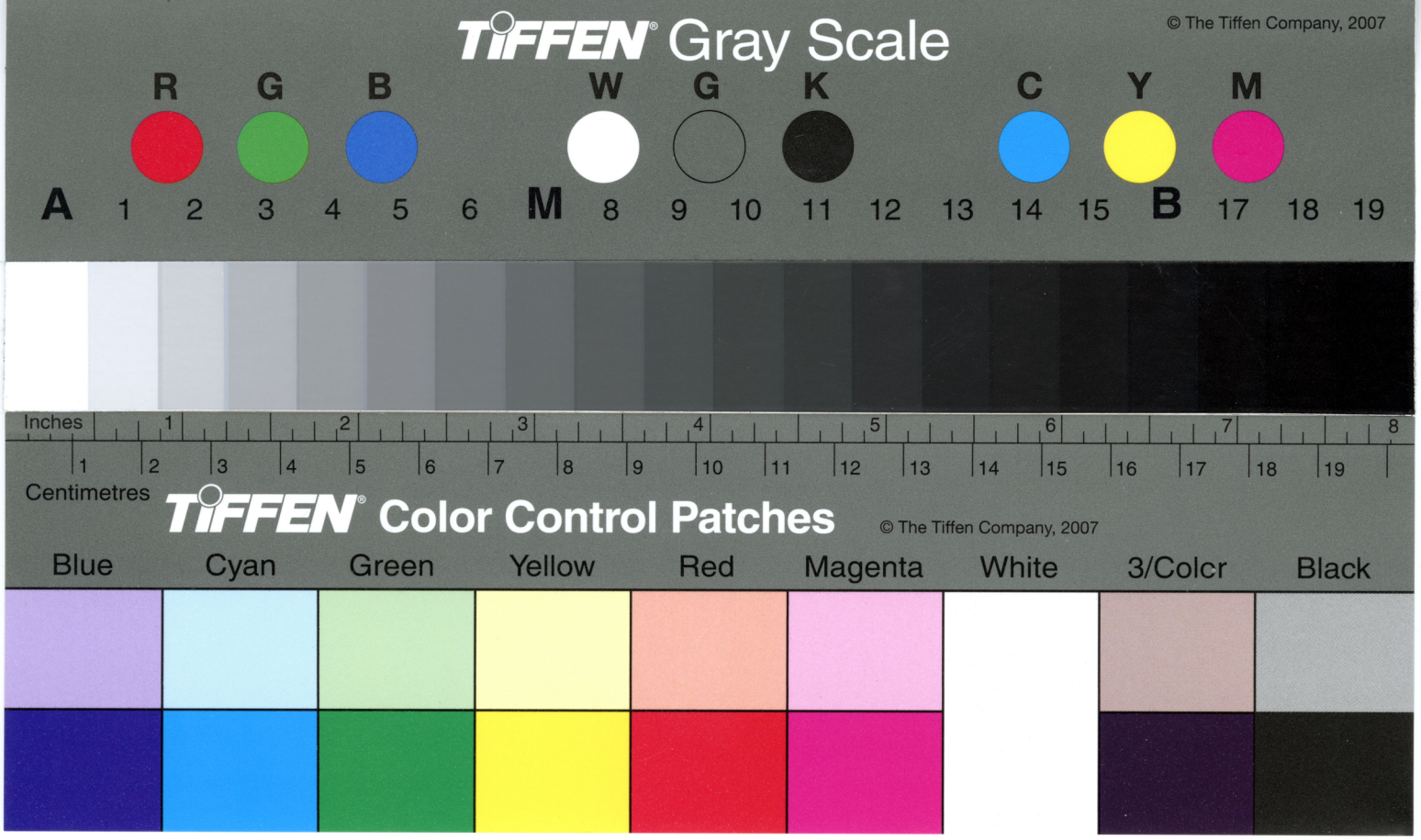
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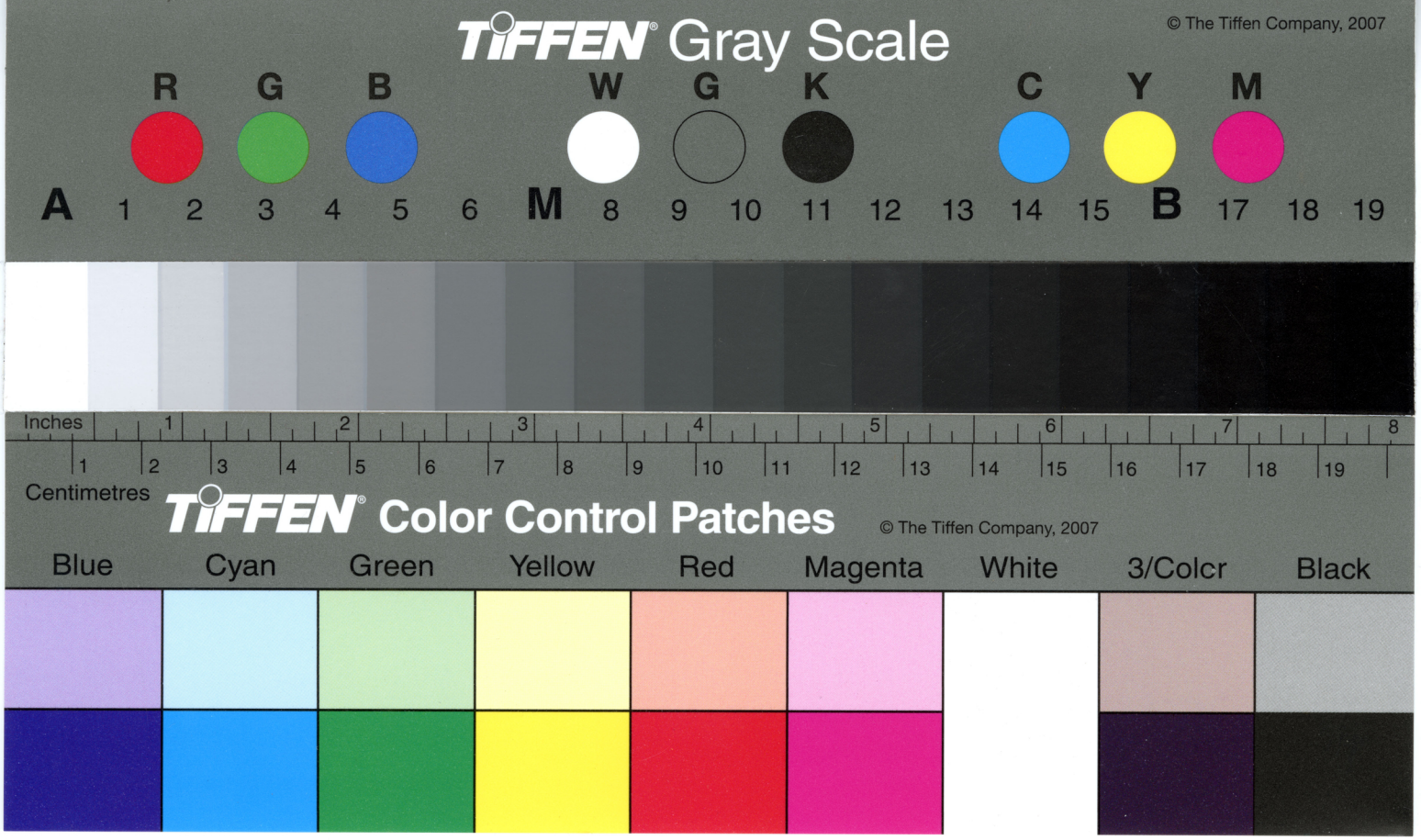

TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches 1 2 3 4 5 6 7 8
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Colcr Black

12482.F.625

M. Atkinson
to
Lewis Johnson

Ap. 7-1855 No. 88 p. 302
For same 18 acres
Con. $990.00

Wm H Ellis
to
Mahlon Atkinson

Ap. 5-1854 No. 86 p. 308 -
For two Lots of Dean Lands
No 1 - 22 a. 80 p. on Turnpike
No 2 - 18 a.
Con. $2227.50

Ch. White
to
Wm H Ellis

Ap. 2-1849 - No 78 p. 1
For 50 acres
Con. $3000.00

Ch. White
to
Joseph Peaker

Aug. 9-1851
For 38 P.
Con. $35.00

Ch. White
to
Mahlon Gibbs

Ap. 7-1856 - No 95 p. 307
16 1/4 acres
Consideration $2200.00

Mahlon Gibbs to John Coates — Ap. 1-1856 - Book 96 page 96
For 10 a. 7 P. part of Dean Tract at intersection of roads -
Consideration $500.00

Ch. White to Gibbs — Ap. 1-1852 - No 83 p 28
For same
Con. $451.96.

Seneca Beans to Charles White — Mar. 25-1848 - No 76 p. 135
For 99 a. 40 P. part of Dean Tract
Consideration $4000.00

Amos Ely to John Coates — Ap. 2-1855 No 89 p. 738
For 67 a. 4 P. Part of same
Con. $3150.00

Josiah B. Smith to Amos Ely — Sep. 19-1853 No. 85 p. 177
For same
Con. $3000

Ch. Smith to Josiah B. Smith — July 26-1847 No 75 p. 282
For two tracts one the above - the other part of Dean Tract.
No 1-67 a 4 P.
No 2 - 20 3/4 a. above Turnpike
Con. $2280.00

Ch. White to John Coates — Ap. 7-1857 No 101 p. 50
For 17 a. 152 P. part of Dean Tract
Con. $700.00

Lewis Johnson to John Coats — Mar. 31-1857 - No 101 p. 53
For 18 acres part of Dean Tract
Con. $900.00

Exrs. of William Coates
to
John Coates

Ap. 1-1857 No. 98 p. 457
For ~~[illegible]~~ 50 A. 123 P. Land
where he lives
Con. $2843.05 — $56 p. A.

Exrs. of Isaac Scarborough
to
Pearson Scarborough

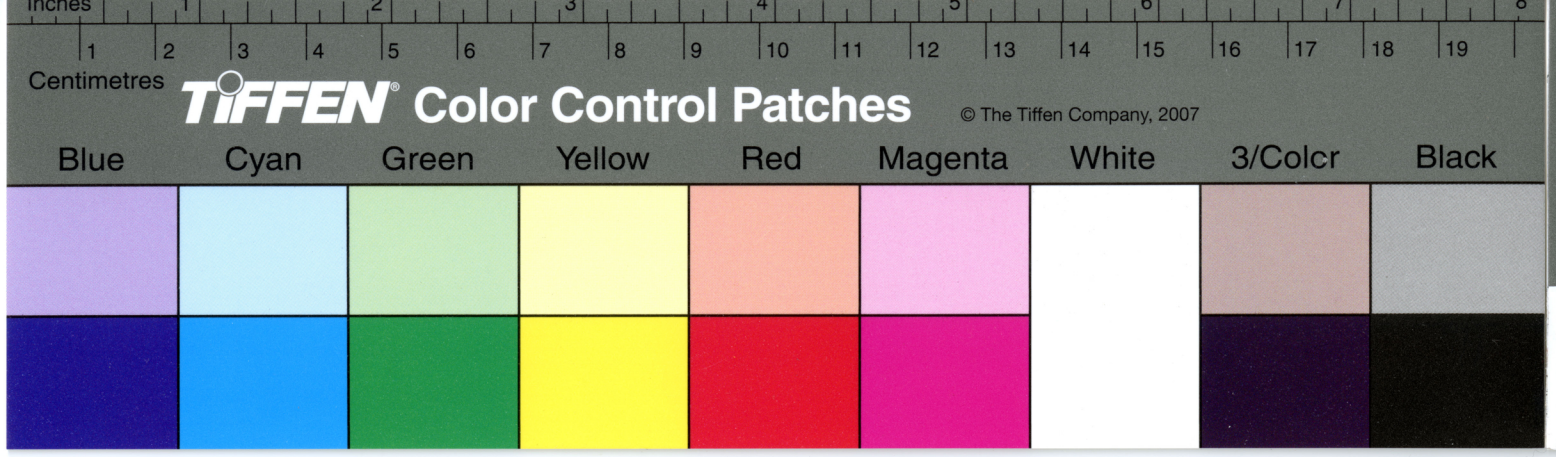
Nov. 3-1852 - No 83 p. 284
For 68 A. 98 P. in Solebury
adjoining Dean Tract.
Con. $4116.75 $60 p. A.

Holcombs Exrs &
Holcombs Admrs
to
James R. Betts

Ap. 10-1856 No 93 p. 507
For 123 A. 107 p.
Con. $9949.15 80 p. acre

John P. Livezey
to
Allen R. Bye

Ap. 2-1860 - No 111 p 51
For 54 A 33 p. adjoining Dean
Lands -
Con. $5500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Magenta
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C
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M
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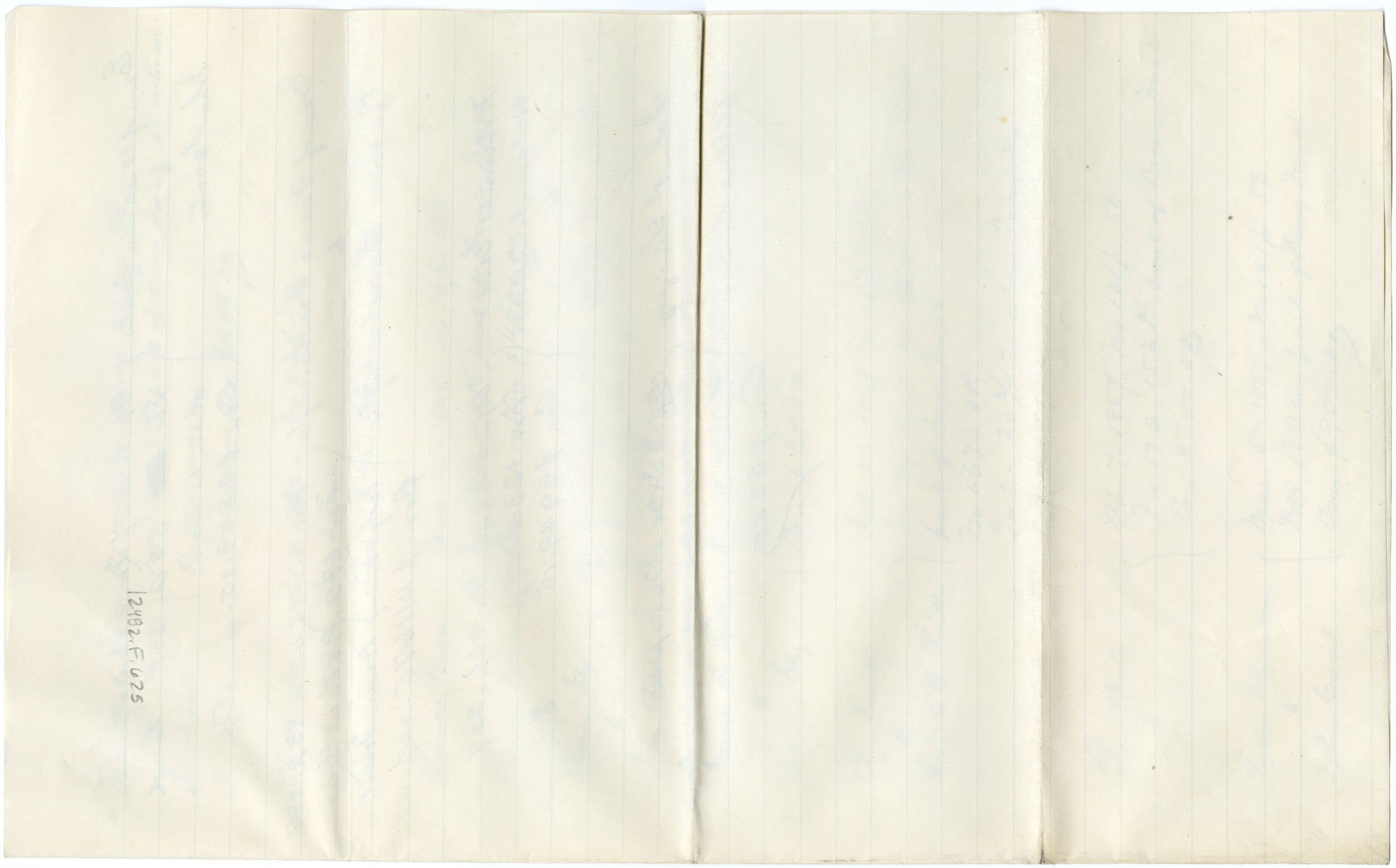
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