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REEF POINT
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How good of you my very dear to send me your hug and congratulations over the undeserved and wonderful Arboretum news. Naturally I am still bewildered as to why they chose so aged a lady as myself, but let us hope they will not feel they have made a mistake.

Mr. Patterson is looking forward eagerly to the three days early next week at Dumbarton and while he hopes to see you at least for a snatch or two he will need most of the time to absorb as much as possible of Oakdom in order to be able to report to me his conclusions as seen through his own eyes as well as the point of view that you and I have so happily shared for many past years. Today I am writing to Mr. Thacher suggesting that when Mr. Patterson arrives he be given the key of the fields and that he make his first Monday morning inspection alone, as you and I both know this is usually more fructuous than if one is trying to make conversation to even the most sympathetic fellow visitor. A very careful and perhaps over-long agenda is being prepared for Mr. Patterson so that he will know the various points which seem to me rather vital to attack, and while there seems little possibility of his being able to even partially absorb all the different points of view he will at least know what is in our minds as required attention either now or later on. Individually I have found Mr. Patterson most pleasant to work with and he seems to have the faculty also of being liked by those who serve under him, as a rather "difficult" contractor here is loud in his praises and says he has never worked with anyone more easy to get on with and moreover that he does not get excited or ill-tempered. So let us see how he fits into the Oakdom pattern.

As to the land at the Santa Barbara Garden, perhaps my comments to you have given you ^{the} false impression as for some time past it has been manifestly hopeless to try and acquire the whole western hillside west of the Tunnel Road as the prices of land in this whole section have shot to heights which would make a purchase more costly than the Garden ought to think of, so that the western hillside is in all likelihood going to be built over by small houses, but the land which was acquired for the Garden and resold was a rather crucial piece close to the roadside and unrestricted. This has now been resold to people who are willing to abide by restrictions which the Garden officials think wise. There are one or two lots on the east side of the Tunnel Road which actually jut into the Botanic Garden "enclave". Whether these lots can still be obtained is a question which I have raised several times and have been discouraged by the Garden authorities who tell me that they think it almost impossible that this land can now be acquired. You will be able

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to judge better of this situation if you are in Santa Barbara this coming summer than any epistolary tales of mine could tell you. If there is any notion in your mind of wanting to help the Garden they desperately need funds for construction, whether small or large, as their income will not allow them to do more than keep the establishment going, but paths should be widened, road-paths built for trucking purposes, and of course the parking space is a crying need. You will also be able better to judge of this if you are in California this summer.

Just now Reef Point Gardens is quite proud of itself as a very rare Rhododendron reticulatum has come through one of our most ferocious winters and is blooming better than ever before, and other early Chinese Rhododendrons are keeping step with the dear old New England rhodora. The grateful Clemmy thanks you for your unforgetting message and she wants me to tell you that of all the friends who wrote at the time of Max's death you were the only one who wrote directly to her, and she will never forget this action on your part. My dearest love to you and to Robert and a bitter feeling of disappointment in not going with Mr. Patterson next week, but the gain is beginning and I now must learn to go at a true old lady's pace.

Yours always with deep deep affection

Trix