

Grosse T

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"GROSS ESTATE"

GROSS, William B.:

Fletcher to Gross, (2 letters) 1/29/30, 2/4/30

HARRITT, C.:

Fletcher to Harritt, 2/10/38

Harritt to Fletcher, 2/11/38

MUNKELT, Glen H.:

Fletcher to Munkelt, (3 letters) 12/1/33, 2/29/36,  
4/27/38

Munkelt to Fletcher, 4/18/38

OFFICERS AND DIRECTORS:

JOHN F. FORWARD, JR. PRES.  
F. W. STEARNS, VICE PRES.  
C. H. FORWARD, VICE PRES.  
F. G. FORWARD, VICE PRES.  
F. H. THATCHER, VICE PRES.  
JAMES D. FORWARD, SEC. & TREAS.  
M. F. HELLER, DIRECTOR  
W. H. FERRY, ASST. SEC.



CONSULTING COUNSEL  
STEARNS, LUCE, FORWARD & SWING  
OFFICE COUNSEL  
H. R. CONKLIN  
TRUST OFFICER  
A. G. READER  
ASSISTANT TRUST OFFICER  
E. G. MERRILL, JR.

UNDER SUPERVISION OF STATE BANKING DEPARTMENT  
ACTS IN ALL TRUST CAPACITIES AUTHORIZED BY THE  
LAWS OF CALIFORNIA  
AFFILIATED WITH  
UNION TITLE INSURANCE COMPANY

UNION TRUST COMPANY

OF SAN DIEGO

1028-40 SECOND AVENUE

SAN DIEGO, CAL.

In reply please refer  
to: CT-11065-P - WHF

March 20, 1936

Mr. Ed Fletcher,  
1020 Ninth Avenue,  
San Diego, Calif.

Dear Mr. Fletcher:

Reference is made to a list of seven properties which you furnished us recently. We would like to have the legal descriptions of Nos. 1, 4, 5 and 6.

Very truly yours,

UNION TRUST COMPANY OF SAN DIEGO

By

*W. H. Ferry*  
W. H. Ferry,  
Assistant Secretary

WHF:MF

March 26, 1936.

Union Trust Company,  
San Diego, California.

CT-11065-WHF

Attention Mr. W. H. Ferry, Asst. Secretary

My dear Mr. Ferry:

Answering yours of the 20th, enclosed find  
legal descriptions of the properties asked for, Parcels 1, 4, 5 and 6.

Re Proposition No. 5 I am enclosing herewith a map  
showing the property outlined in red which is included as this proposition.

Re Proposition No. 6 I am enclosing a map showing  
the Easterly 14 acres, being a portion of Lot 5, Block 41 of Tract  
"S", Rancho El Cajon.

I will be glad to go with Mr. Rieser and you at  
any time and show you the properties on the ground. If I am not in  
town, Ed Fletcher, Jr. will go with you.

Yours sincerely,

EF ■

Proposition No. 1

200 acres at Poway. Near the State Highway San Diego to Escondido.

West Half of the Southeast Quarter, Section 13, Twp. 14  
S., Range 2 West

West Half of Northeast Quarter, Section 24; Northwest  
Quarter of Southeast Quarter of Section 24, Twp. 14 S.,  
R. 2 West, S.B.M.

Proposition No. 4

40 acres adjoining Del Mar.

Northwest Quarter of Southwest Quarter, Section 13,  
Township 14 South, Range 4 West.

Proposition No. 5

Approximately 40 acres in El Cajon Valley in the La Mesa Irrigation  
District, with water, small house, splendid soil and fine view.

Lot 2, being the  
East One-half of the Northeast Quarter of Section 18,  
Township 16 South, Range 1 East, S. B. M.

Proposition No. 6.

Property on state highway between El Cajon and Flinn Springs.

Lots H and J of Los Cochis Subdivision, near Flinn  
Springs, and also 14.75 acres as shown on enclosed map,  
being a portion of Lot 5, Block 41 of "S" Tract, Rancho  
El Cajon.

✓ Proposition No. 1.

200 acres at Poway: near to state highway  
San Diego to Escondido.

Appraised value:  $\frac{1}{2}$  of SE  $\frac{1}{4}$  sec 13 T  
 $\frac{1}{2}$  of NE  $\frac{1}{4}$  " 24  
NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  " 24

145 R 24  
west  
Post office

Proposition No. 2. Solana Beach: 8 acres between the highway  
and the ocean in Block 24.

Proposition No. 3: 20 lots in Solana Beach with improvements paid  
for and taxes paid excepting the last half of the  
irrigation district taxes payable in June, and the  
last half of the state and county taxes payable in  
April.

✓ Proposition No. 4: 40 acres adjoining Del Mar. Clear title. *Lawrence*  
NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  sec. 13. T 14 S R 4 W  
S 1/2

✓ Proposition No. 5: ~~40~~ acres in El Cajon Valley, with water, small  
house, splendid soil, as fine a view as there is  
in the valley. *Van Horn*  
Lot 1 - E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  sec 18 T 15 S R 1 E S 1/2

✓ Proposition No. 6: 2 splendid pieces of property on state highway  
between El Cajon and Flinn Springs on state highway  
no. 80. Has its own water supply, splendid soil. *Kaufman*  
H & J - Los Cochas Sub. East piece  
East 14 Acres. + water  
Fletcher

Proposition No. 7: 100 acres on Grossmont, you assuming the last  
five years taxes, both irrigation district and state  
and county, now delinquent.

October 6, 1937

Union Title Company  
1028-2nd Avenue  
San Diego, California

Attention: -Mr. W.H. Ferry

My dear Mr. Ferry:

Answering yours of the 4th with list of Lots hand-  
ed you by Mr. Rieser, will say, I have taken the matter up with  
the children and under no conditions will they consider it.

We made the price 50% to 75% less than the actual  
sales price in the first place based on sales adjoining, and  
now Mr. Rieser asks for 100% additional valuation in real  
estate over what is due in cash. The children will only ap-  
prove the transfer of any unsold property at prices given in ex-  
change for Mrs. Fletcher's and my note. Even then Mr. Rieser  
is getting the property at 50% less than what actual sales are  
being made on today's prices, and this discount should take care  
of any interest and taxes between the time of making this ex-  
change and sale of the property, while, if things pick up in a  
real estate way, a handsome profit will be made.

This offer to hold good until November 1, 1937. I  
do not know today where the money is coming from to pay the  
taxes to clear up the title. As you know, Mr. Ferry, you picked  
your own man and put valuations on the property at from 25% to  
100% as compared to the basis on which the children were willing  
to make the exchange, and I urge that you take prompt action in  
getting this matter settled one way or the other.

I have sent a copy of this letter to Mr. Rieser.

Sincerely yours,

EF/jv

cc-Mr. Mort Rieser: -The above for your information. If you do  
not want to take so much real estate, I will  
recommend to the children that for \$2,000  
they transfer their interest in the Ed  
Fletcher Jr. Mine and the Buster Brown Mine.

E.F.

46948

October 26, 1937.

Union Trust Company  
San Diego, California.

Gentlemen:

There seems to be a misunderstanding between Mr. Rieser and my children who own the Grossmont property. The real estate that was submitted to you by them was valued at 50 percent of present day prices and they are willing to purchase Mrs. Fletcher's and my note and give Mr. Rieser and his associates the best of it.

A solution of the problem which I am willing to recommend to the company is this that you select the property, first, second, third and fourth choice, etc. that you like. That the Grossmont Park Company appoint a party, Mr. Rieser a party, or come down himself. These two a third party and the decision of this committee to be final as to today's reasonable valuation of the property for sale purposes. The Grossmont Park Company for good measure will add 25 percent in real property to offset the carrying expense of this property until sold.

In addition the company will pay all taxes to date on some plan mutually agreed upon. I am willing to recommend a plan along these lines whereby the Grossmont Park Company acquires the Gross note.

Yours very truly,

EF M

Sy Co. Jakes

120-	Feb. 1931	✓
124-	" "	✓
215-	" "	✓
216-	" "	✓
218-	" "	✓
219-	" "	✓
253-	" "	✓
254	" "	✓
262	" "	✓
263	" "	✓
274	" "	✓
275	✓ paper paid to 1937	
301	✓ " "	"
303	✓ " "	"
304	✓ " "	"
<del>307</del>		"
<del>322</del>		"
344	✓ receiving 1931	
<del>345</del>		"
373	✓ " "	"
374	✓ " "	"
375	✓ " "	"
376	✓ " "	"
377	✓ " "	"
378	✓ " "	"
379	✓ " "	"
380	✓ " "	"
381	✓ " "	"
382	✓ " "	"
388	✓ + paper paid to 1937	
389	✓ " " "	"
390	✓ " " "	"

426 - Reeling since 1931

X	428	✓	"
X	429	✓	"
	430	✓	"
X	431	✓	"
	434	✓	"
X	432	✓	"
X	435	✓	"
X	433	✓	"
X	438	✓	"

OFFICERS AND DIRECTORS  
JOHN F. FORWARD, JR.  
CHAIRMAN OF THE BOARD  
JAMES D. FORWARD, PRESIDENT  
F. G. FORWARD, VICE PRESIDENT  
CHAS. H. FORWARD, VICE PRESIDENT  
A. G. READER, SECY. & TREAS.  
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W. H. FERRY, ASST. SECY.  
C. F. CARPENTER, ASST. SECY.  
LLOYD BALDRIDGE, ASST. SECY.

# Union Trust Company

OF SAN DIEGO  
1040 SECOND AVENUE

San Diego, California

February 15, 1938

CONSULTING COUNSEL  
STEARNS, LUCE, FORWARD & SWING  
COUNSEL  
H. R. CONKLIN  
TRUST OFFICER  
A. G. READER  
ASSISTANT TRUST OFFICERS  
W. H. FERRY  
E. G. MERRILL, JR.  
C. F. CARPENTER  
UNDER SUPERVISION OF STATE  
BANKING DEPARTMENT ACTS IN  
ALL TRUST CAPACITIES AUTHORIZED  
BY THE LAWS OF CALIFORNIA  
AFFILIATED WITH  
UNION TITLE INSURANCE COMPANY

In reply please refer  
to: CT-11065-P WHF

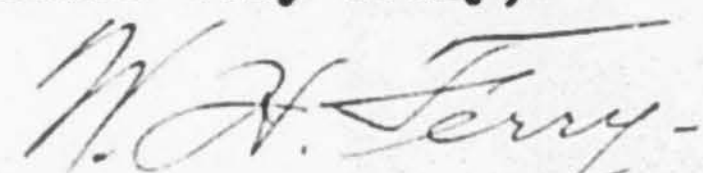
Mr. Ed Fletcher  
1018 Ninth Avenue  
San Diego, California

Dear Mr. Fletcher:

Mr. Rieser has notified us that you have submitted to him a list of 40 lots which you agree to deed in exchange for your note in favor of the Wm. B. Gross Estate. He suggests that we communicate with you and procure a list that will be permanent, as he states that he has previously made three different selections and each time some of the best lots were withdrawn.

Mr. Rieser also reminds us that in addition to deeding the 40 selected lots, you agreed in a letter to us dated October 26, 1937 to add, for good measure 25 per cent in real property to offset the carrying expense of the property until sold.

Yours very truly,



W. H. Ferry  
Assistant Secretary

WHF:F

February 21, 1938.

Union Trust Company  
San Diego, California.

CT-11065 P WHF

Gentlemen:

Answering yours of Feb. 15th will say that in offering the 40 lots the children feel that they have included every obligation. The original offer was only to furnish 30 lots and the following is the final list sent Mr. Rieser.

The conservative sales value of these lots is more than 25 percent in excess of the original offer and these 40 lots on today's sales value should sell for twice the amount of the obligation.

Yours very truly,

EF M

Lots 120, 124, 215, 216, 218, 219, 253, 254, 262, 263, 274, 275, 301, 303, 304, 344, 373, 374, 375, 375, 377, 378, 379, 380, 381, 382, 388, 389, 390, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 438, of Grossmont Park Sub., excepting from Lot 435 a small portion heretofore deeded, to square off a boundary line.

April 11, 1938.

Union Trust Company,  
San Diego, California.

Attention Mr. Ferry

My dear Mr. Ferry:

It is unfortunate that Mr. Rieser has not seen fit to accept any of our propositions pertaining to the purchase of the William B. Gross note signed by Ed and Mary C. B. Fletcher, and offers heretofore made are withdrawn, the time limit having expired.

We will undertake to purchase said note and accrued interest for the sum of Six Thousand Dollars (\$6,000.00), payable as follows: One Thousand Dollars (\$1,000.00) within thirty (30) days from date and One Thousand Dollars (\$1,000.00) on or before each three months thereafter until paid, without interest.

If this offer is interesting we will prepare to make the initial payment, all subject to an agreement being drawn up protecting all parties in interest and subject to the approval of our attorneys. This offer to hold good for 30 days from date, and subject to the approval of the court.

With the bonds of our irrigation districts in this county, creatures of the state, being refinanced at 30 to 50 cents on the dollar, with millions of our improvement district bonds being settled at from 10 to 50 cents on the dollar in this county, we feel that this offer is fair to all based on the entire transaction and every dollar of this obligation being profit. A similar obligation of Ed and Mary C. B. Fletcher to the F. & W. Thun Company, in a sum in excess of \$175,000 has just recently been settled for \$25,000.00, \$10,000 cash and the balance on time, affecting Fletcher Hills property adjoining the Grossmont property to the north.

Hoping that the above meets with the approval of all,

we are

Yours very truly,

GROSSMONT PARK COMPANY

By

Secretary

June 3, 1938.

Union Trust Company  
San Diego, California.

Gentlemen?

Ct-11065 WHF

Answering your letter of May 27th which I find on my desk on my return from the East, enclosed find note of Grossmont Park Company in the sum of \$5,000, re the settlement on the William B. Gross note, together with check for \$1,000.00.

We also acknowledge return of the Ed and Mary C. B. Fletcher note in the sum of \$11,488.76.

Yours sincerely,

KLM

JAS. D. FORWARD, PRESIDENT  
F. O. FORWARD, FIRST VICE PRESIDENT  
CHAS. H. FORWARD, VICE PRESIDENT  
HENRY D. BARNES, VICE PRESIDENT  
RUFUS CHOATE, VICE PRESIDENT  
J. O. MCGREGOR, VICE PRESIDENT  
E. O. MERRILL, JR., VICE PRESIDENT  
A. W. NEELY, VICE PRESIDENT  
A. G. HEADER, SECRETARY, TREASURER  
AND TRUST OFFICER  
W. E. ADAMS, ASST. SECRETARY  
LLOYD BALDRIDGE, ASST. SECRETARY  
C. F. CARPENTER, ASST. SECRETARY  
W. H. FERRY, ASST. SECRETARY  
JAS. D. FORWARD, JR., ASST. SECRETARY  
JOS. C. FORWARD, ASST. SECRETARY  
JOS. K. STANLEY, ASST. SECRETARY  
JOHN D. THOMPSON, JR., ASST. SECRETARY

# Union Title Insurance and Trust Company

SECOND AVENUE AT BROADWAY

San Diego, California

January 31, 1939

M. F. HELLER, DIRECTOR  
W. T. HART, DIRECTOR  
GEORGE SAWDAY, DIRECTOR  
ADAM THOS J. SENN, ASST. DIRECTOR  
STUART O'MELVENY, DIRECTOR  
PORTER BRUCK, DIRECTOR  
CONSULTING COUNSEL—  
STEARNS, LUCE, FORWARD & SWING  
OFFICE COUNSEL, H. N. CONKLIN  
UNDER SUPERVISION OF STATE  
INSURANCE DEPARTMENT AND STATE  
BANKING DEPARTMENT ACTS IN ALL  
TRUST CAPACITIES AUTHORIZED BY  
THE LAWS OF CALIFORNIA.  
POLICIES OF TITLE INSURANCE ISSUED  
JOINTLY WITH TITLE INSURANCE A  
TRUST COMPANY, OF LOS ANGELES.

TELEPHONE MAIN 8121  
CABLE ADDRESS "UNIONTRUST"

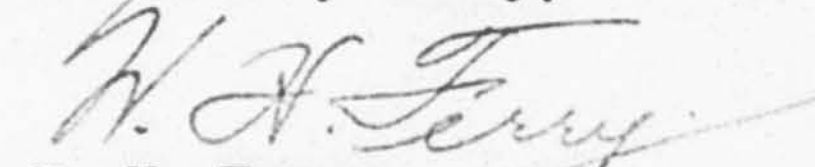
IN REPLY PLEASE REFER TO  
CT-11065-P WHF

Mr. Ed Fletcher  
1018 Ninth Avenue  
San Diego, California

Dear Mr. Fletcher:

Confirming our conversation of yester-  
day relative to the Grossmont Park Company note;  
we will grant a ninety day extension of time on  
the payment of the sum of Five Hundred Dollars  
which is now delinquent.

Yours very truly,



W. H. Ferry  
Assistant Secretary

WHF:F

*May: Please note  
and return  
10  
new*

JAS. D. FORWARD, PRESIDENT  
F. O. FORWARD, FIRST VICE PRESIDENT  
CHAS. H. FORWARD, VICE PRESIDENT  
HENRY D. BARNES, VICE PRESIDENT  
RUFUS CHOATE, VICE PRESIDENT  
J. O. MCGREGOR, VICE PRESIDENT  
E. O. MERRILL, JR., VICE PRESIDENT  
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A. G. HEADER, SECRETARY, TREASURER  
AND TRUST OFFICER  
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C. F. CARPENTER, ASST. SECRETARY  
W. H. FERRY, ASST. SECRETARY  
JAS. D. FORWARD, JR., ASST. SECRETARY  
JOS. C. FORWARD, ASST. SECRETARY  
JOS. K. STANLEY, ASST. SECRETARY  
JOHN D. THOMPSON, JR., ASST. SECRETARY

# Union Title Insurance and Trust Company

SECOND AVENUE AT BROADWAY

San Diego, California

April 19, 1939

M. F. HELLER, DIRECTOR  
W. T. HART, DIRECTOR  
GEORGE SAWDAY, DIRECTOR  
ADAM THOS J. SENN, ASST. DIRECTOR  
STUART O'MELVENY, DIRECTOR  
PORTER BRUCK, DIRECTOR  
CONSULTING COUNSEL—  
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IN REPLY PLEASE REFER TO  
CT-11065-P WHF

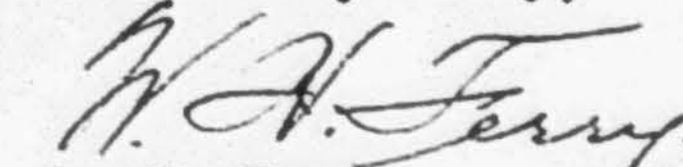
Mr. Ed Fletcher, Jr.  
1018 Ninth Avenue  
San Diego, California

Dear Mr. Fletcher:

We will accept a payment on May 1st of  
\$500.00 on the principal of the Grossmont Park  
Company note, with interest to date, and extend  
the other payments for three months. The note  
will then be in arrears as to principal payments,  
to the extent of \$1000.00.

Your father wrote Mr. Rieser about the  
reduced payment and time extension, and Mr. Rieser  
left the decision to us.

Yours very truly,



W. H. Ferry  
Assistant Secretary

WHF:F

1 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

2 IN AND FOR THE COUNTY OF SAN DIEGO

3 No. 20439

4 In the Matter of the Estate )  
5 of )  
6 WILLIAM B. GROSS, Deceased )  
7 )

8 TO THE UNION TRUST COMPANY OF SAN DIEGO, as Trustee under the Last Will  
9 and Testament of WILLIAM B. GROSS, deceased:

10 The undersigned GROSSMONT PARK COMPANY, a corporation, hereby offers  
11 to compromise, settle and discharge the note payable to you as Trustee,  
12 dated April 13, 1938, in the principal sum of Fourteen Thousand One Hundred  
13 Sixty-nine and 46/100 Dollars (\$14,169.46) and signed by Ed Fletcher and  
14 Mary C. B. Fletcher on the following terms and conditions:

15 The payment of \$1,000 when this offer of compromise is approved and  
16 authorized by the above entitled Court;

17 \$1,000.00 on August 1, 1938;

18 \$1,000.00 on November 1, 1938;

19 \$1,000.00 on February 1, 1939;

20 \$1,000.00 on May 1, 1939;

21 \$1,000.00 on August 1, 1939.

22 All the foregoing and deferred payments to draw interest at the rate  
23 of four percent (4%) per annum payable quarterly, commencing with the date  
24 when this offer of compromise is approved by the Court; and as evidence of  
25 said payments the undersigned will execute and deliver its promissory note  
26 in the usual form used by you.

27 All payments made under this offer to be applied upon the principal of  
28 the above described note of ED FLETCHER and MARY C. B. FLETCHER, and when all  
29 payments are made according to the tenor of this offer said note to be cancelled,  
30 satisfied and marked paid, and returned to the undersigned.

31 And should all of the payments not be made at the time and in the manner  
32 herein provided, such payments as are made shall be considered as a credit and  
33 payment upon the said note of ED FLETCHER AND MARY C. B. FLETCHER, and said

1 note of ED FLETCHER and MARY C. B. FLETCHER shall be otherwise unaffected by  
2 said payments; it being the intent of this offer that if said offer is not  
3 completely performed, the note of said ED FLETCHER AND MARY C. B. FLETCHER  
4 shall be and remain an obligation of the said ED FLETCHER and MARY C. B.  
5 FLETCHER to the same extent as if this offer of compromise had not been made,  
6 subject, however, to any credits made upon said note as herein provided.

7 GROSSMONT PARK COMPANY

8 By ED FLETCHER ~~Secretary~~  
9 President  
10 Attest WILLIS H. FLETCHER  
11 Secretary

12 STATE OF CALIFORNIA )(   
13 County of San Diego ( SS

14 On this 25th day of April, 1938, before me, Katherine L. May  
15 a Notary Public in and for said County and State, residing therein, duly  
16 commissioned and sworn, personally appeared Ed Fletcher known to me to  
17 be the President and WILLIS H. FLETCHER, known to me to be the Secretary  
18 of the corporation that executed the within instrument, known to me to be  
19 the persons who executed the within instrument on behalf of the  
20 Corporation herein named, and acknowledged to me that such Corporation  
21 executed the same.

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my  
23 official seal, at my office in the County of San Diego, State of California,  
24 the day and year in this certificate first above written.

25 Katherine L. May  
26 Notary Public in and for the County  
27 of San Diego, State of California.



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 44 Folder: 14**

**Business Records - Business Partnerships -  
Gross, William B: Gross estate and Gross note**



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