

July 24 , 1 9 3 3 .

Mr. C. L. Cotant, Vice president,
Bank of America,
San Diego, California.

My dear Mr. Cotant:

The final proposition that I have "jewed" Mr. Neale down to, and which he taking under consideration is as follows:

Instead of giving him 45 acres I have cut him down to 17^v acres, including the roads, etc., which take up 4.7 acres, so that he is only getting a new acreage of 12.3 acres. 4.6

He is considering a price of \$25,750.00. I am throwing in the furniture and also giving him the handling of the hunting, fishing and boating permits on the lake. The payments are \$4500.00 cash, and \$5000 a year until paid, with 6 percent interest, payable quarterly. ^{17.6,} With any amount to be paid on principal on or before.

These people are responsible. She is some distant relative of some of the Morgan interests and gets a regular income, keeps a nice home in Pasadena and I am assured that they are going to spend \$50,000 to \$100,000 in the near future and make everything stone houses, and attractive.

If the deal goes thru I will see that a notice of non-responsibility is put up and kept up to protect our interests.

I would much prefer, and I think they will agree, to give a deed and take back trust deed notes for the balance.

We are specifically reserving the land, including the houses back of the Lodge known as the "Fletcher Private Cottage" and "Company Cottage," the house known as the "Swycaffer house", also the school house and two barns.

This is the best that can be done, and I advise immediate acceptance. The mortgage on this property is only \$17,000. There are \$500 or \$600 worth of taxes to be paid and I will want \$1,000 to eat on, otherwise the balance of the money can go toward our obligations. It will be a crime not to accept this offer because my party is going to make one of the most attractive resorts in Southern California out of it, and it will add immensely to the value of the adjoining property, with none of the grief. My losses have been from \$4,000 to \$6,000 a year for the last

-2-

five years on this property, and the quicker I take my loss and get rid of it the better.

It will leave about 550 acres under the \$17,000 mortgage for subdivision purposes when conditions get normal again.

An early and favorable reply will be appreciated.

Yours very truly,

EF:KLM

13044

Bank of America

NATIONAL TRUST AND SAVINGS ASSOCIATION

A CONSOLIDATION OF
BANK OF ITALY, N.T. & S.A. AND BANK OF AMERICA OF CALIFORNIA

SAN DIEGO MAIN OFFICE

SAN DIEGO, CALIFORNIA

August 2, 1933

BANKAMERICA COMPANY
AFFILIATED

CORPORATION OF AMERICA
IDENTICAL IN OWNERSHIP

Col. Ed Fletcher
1020 - 9th Street
San Diego, Calif.

Dear Col. Fletcher:

The proposed sale of approximately 17 acres of land near Cuyamaca Lake, as shown on the blue print furnished us, and as outlined in your letter of July 24th, is satisfactory to the bank with the exception that all of the cash payment is to be used to pay the delinquent taxes on the property being sold, the purchase of the Sutherland judgment, providing the amount does not exceed \$1000.00, and apply the balance on your indebtedness at this bank.

The escrow is to be put thru this bank in a manner satisfactory to us, and the trust deed note to be assigned to us as additional security to your present indebtedness.

The Sutherland judgment will be released to you and you will be entitled to any payments which you might be able to collect on it.

Yours very truly,

C. L. Cotant
C. L. Cotant
Vice President and
Manager.

WHE:as

COLLECTION RECEIPT

Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

Name Ed Fletcher
Address 1020-9th St
We enter for collection item described as follows: _____
Date _____ Payor City Court Trust Account Collection No. _____
Due _____ Documents Attached check Amount \$ 4500.00
INSTRUCTIONS: PROTEST No Advise Non-Payment by _____

This is an advice only, is NOT NEGOTIABLE, and is not to be construed as establishing any credit, directly or indirectly. You are authorized to return to me at the address above, by ordinary mail, any and all papers concerning this collection.

Check Which

Credit Account of City Ct
Remit Proceeds to _____
Credit "Bancontrol: Collection Proceeds" Account

C-120012 ORIGINAL 4-31

BRANCH Peterson
Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

Order -

No 29245

Received of Ed. Fletcher

City Court Trust Account Dollars

\$ Four thousand six hundred and 88/100

By [Signature]

MISC-1211 30M 1-31

September Eleventh
1 9 3 3

Bank of America
San Diego
California

Attention Mr. Peterson
Trust Department

My dear Mr. Peterson:

Thank you kindly for your suggestion regarding bill of sale and chattel mortgage on personal property at Cuyamaca Lodge.

I will make my own arrangements with Mr. Neale in relation thereto and he is not asking for any bill of sale. Please close the deal.

Yours very truly,

EF:ASK

Bank of America SUCCESSOR TO
NATIONAL TRUST & SAVINGS ASSOCIATION

**BANK OF AMERICA
OF CALIFORNIA**

ESCROW NO. 6988-

A. Howard Neale STATEMENT

	DR.	CR.
DEMAND		
DEPOSITED		
ASSURANCE OF TITLE		
CITY AND/OR COUNTY TAX		
CITY TAX		
ASSESSMENTS AND/OR BONDS		
MUNICIPAL LIEN REPORT AND/OR SERVICE CONTRACT		
RECORDING		
<i>Grant Deed FROM Fletcher TO Neale</i>	<i>250</i>	
FROM TO		
FROM TO		
FROM TO		
FROM TO		
INSURANCE TRANSFER MTGE. CLAUSE		
INSURANCE PRO-RATA	<i>122.70</i>	<i>122.70</i>
RENT PRO-RATA		
PAYMENT MORTGAGE		
INTEREST FROM TO		
PAYMENT TRUST DEED		
INTEREST FROM TO		
DRAWING INSTRUMENTS		
OUR CHARGES <i>1/2 Notary Fee</i>	<i>12.50</i>	
COMMISSION TO		
BALANCE <i>Due to us</i>		<i>127.20</i>
TOTALS	<i>137.20</i>	<i>137.20</i>

Bank of America
NATIONAL TRUST & SAVINGS ASSOCIATION
BANK OF AMERICA OF CALIFORNIA
DATED 10/14 1933
BY L. J. Peterson
BRANCH S. D. Main

13044

Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

CORPORATION OF AMERICA
IDENTICAL IN OWNERSHIP

BANKAMERICA COMPANY
AFFILIATED

SAN DIEGO MAIN OFFICE

SAN DIEGO, CALIFORNIA

November 15, 1933.

Escrow 6988.

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

Dear Mr. Fletcher:

We have your letter enclosing the signed escrow instructions from Mr. Neale, together with check for \$2.50 for recording the grant deed.

In accordance with your request, we wish to advise you that the additional sum of \$108.50 will be required to cover title charges, escrow charges, and so forth, in order to complete this transaction.

It will also be necessary for you and Mrs. Fletcher to sign the assignment of the note to this bank and also the assignment of the deed of trust and a collateral agreement, required by the Loan Department. Would you and Mrs. Fletcher please call at your earliest convenience to sign these documents and also place with us the above sum of \$108.50 so that we can close this transaction without any further delay, as the Loan Department is insisting that this be closed.

Very truly yours,



L. T. Peterson,
Escrow Officer.

November 17, 1933.

Mr. L. T. Peterson, Escrow Officer,
Bank of America,
San Diego, California.

My dear Mr. Peterson:

Escrow 6988

Answering your letter of November 15th, it was my understanding with Mr. Cotant when the Neale deal was made that the Bank would pay all of the charges incidental to closing the deal from the initial payment made by Mr. Neale which the bank got. Please confirm this by Mr. Cotant.

If it is possible for you to send the papers requiring the signatures of Mrs. Fletcher and myself over to the office we will execute them and return them to you promptly. Otherwise, I will ask her to stop in and sign them early next week and I will come over.

Yours truly,

KLM

LTP:MW

13044

Bank of America

NATIONAL TRUST & SAVINGS ASSOCIATION

A CONSOLIDATION OF
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SAN DIEGO MAIN OFFICE

BANKAMERICA COMPANY
AFFILIATED

SAN DIEGO, CALIFORNIA

December 15, 1933.

Escrow 6988.

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

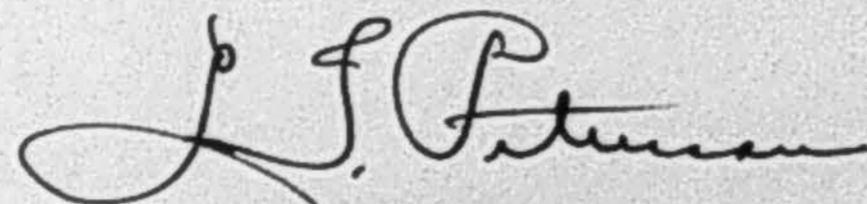
Dear Mr. Fletcher:

We have completed the escrow covering the sale of certain property to A. Howard Neale and wife, and the note, deed of trust, policy of title insurance, fire insurance policies, and assignment of this note and deed of trust to the Bank of America National Trust and Savings Association, have been delivered to the Loan Department, in accordance with your authorization.

We find that in our files we hold a copy of the Agreement for the Sale of this real estate between you and Mr. Neale, and inasmuch as this should be in your possession, we are enclosing it and ask that you please acknowledge receipt by signing and returning to us the enclosed copy of this letter.

As soon as the recorder's office returns to us the recorded grant deed, we will forward it on to Mr. Neale.

Very truly yours,



L. T. Peterson,
Escrow Officer.

LTP:MW
Enclosure

HAHN & HAHN
LAWYERS
PASADENA, CALIFORNIA

May 14, 1934

Bank of America National Trust & Savings
Association
Main Office
San Diego, California

ATTENTION: MR. PETERSON
Re: Your Escrow No. 7141

Gentlemen:

Replying to your letter of May 12th, please be advised that other than the sum of \$577.50, we will pay no more than the sum of \$15.00 toward escrow fees and will not pay any of the charges listed in your letter. In other words, upon handing you the deed and assignment of the insurance policies, we were to receive a cancellation of the note and a reconveyance of the trust deed upon payment of \$577.50. In our original understanding, we had not contemplated any additional payment whatsoever, but inasmuch as we felt that our client should be protected by an escrow, we were willing to pay one-half of the escrow fee, which I thought would not exceed \$15.00. As a matter of fact, I notice you have a fee of \$20.00 listed and we are willing to go a little farther and pay \$15.00 of this in accordance with my original understanding.

Yours very truly,

HAHN & HAHN

By ALLYN H. BARBER

AHB:J

13044

Bank of America

NATIONAL TRUST AND SAVINGS ASSOCIATION

A CONSOLIDATION OF
BANK OF ITALY, N.T. & S.A. AND BANK OF AMERICA OF CALIFORNIA

SAN DIEGO MAIN OFFICE

BANKAMERICA COMPANY
AFFILIATED

SAN DIEGO, CALIFORNIA

May 23, 1934

Escrow 7141


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

Dear Mr. Fletcher:

We prepared escrow instructions along the lines given to us by you and sent them to Hahn & Hahn of Pasadena for the signatures of Mr. and Mrs. Neale, but Mr. Barber of that firm wrote to advise us that his clients would not sign this particular form of escrow instructions. He stated that he had prepared escrow instructions which his clients would sign, and sent along a copy with the statement that if they were approved by you and the bank he would get Mr. and Mrs. Neale to sign them.

This form is essentially the same as the one we sent to them, with the exception that the printed clauses which we have in our escrow instructions are not included and, therefore, we will accept these escrow instructions and are enclosing a copy for your examination. If it meets with your approval we would appreciate your returning this form to us together with your written approval thereof.

Very truly yours,



L. T. Peterson,
Escrow Officer.

LTP:MW
Enclosure

May Twenty-ninth
1 9 3 4

Bank of America
San Diego
California

Attention Mr. L. T. Peterson, Escrow Officer
Re Escrow 7141

Friend Peterson:

Enclosed find copy of escrow instructions \$7141 which you asked us to return.

This form will be satisfactory to me and I will sign the form which you want me to as soon as you send it over.

Sincerely yours,

EF:QSK

HAHN & HAHN
LAWYERS
PASADENA, CALIFORNIA

June 7,
1934

Bank of America National Trust
and Savings Association,
San Diego Main Office,
San Diego, California

In re: Your Escrow No. 7141.

Attention Mr. L. T. Peterson,
Escrow Officer.

Gentlemen:

In reply to your letter of June 6th, we note that the escrow instructions of A. Howard Neale and Carolyn V. Neale have been approved not only by Ed Fletcher and his wife, but also by the Bank of America.

Time for the completion of the escrow may be extended beyond June 9th, but we urge you to close the matter as soon as possible thereafter. You may retain the papers and proceed in accordance with the instructions unless and until notified in writing to the contrary by us.

We also inclose herewith our check in the sum of \$592.50, the amount called for by the escrow instructions, to be used by you only and strictly in accordance with said instructions.

We are forwarding a copy of this letter to Mr. Fletcher.

Yours very truly,

HAHN & HAHN

AHB:NB

BY

Ed Fletcher Papers

1870-1955

MSS.81

Box: 69 Folder: 17

**Business Records - Land Companies - Lake Cuyamaca
Lodge - Neale, A. Howard and wife Caroline V.
purchasers of lodge - Bank of America, San Diego**



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