

GENERAL WATER HEATER CORPORATION

1601 COMPTON AVENUE

LOS ANGELES, CALIFORNIA

April 2, 1932

Mr. Fletcher,
224-A No. Isabel St.
Glendale, California.

Dear Sir:

We understand you are the owner of the property at 220-224 No. Isabel Street, Glendale, where we have recently installed a heater on Conditional Sales Contract, which was signed by I. C. Craft.

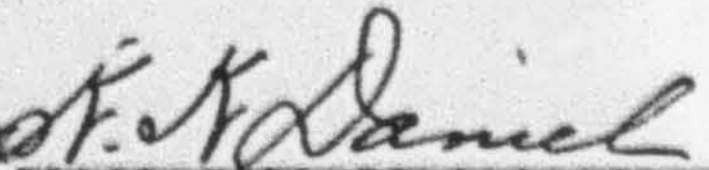
We understand that Mr. or Mrs. Craft is employed by you to manage this property.

Inasmuch as we require the owner's signature on our Contracts, we would appreciate hearing from you giving us your San Diego address in order that we may forward this Contract to you for your signature.

We enclose self-addressed, stamped envelope for your convenience in replying.

Very truly yours,

GENERAL WATER HEATER CORP'N.

BY 
K. K. Daniel

KKD:HW
Encs.

GENERAL WASTE RECOVERY CORPORATION

1801 LINDSEY AVENUE

LOS ANGELES, CALIFORNIA

April 2, 1982

Mr. [Name],
224-110 [Address],
[City], California

Dear Sir:

We understand you are the owner of the property at 224-110 [Address], [City], California, where we have recently installed a hazardous waste incineration system, which was designed by I. E. Craft.

We understand that Mr. or Mrs. Craft is employed by you to manage this property.

Inasmuch as we require the owner's signature on our contracts, we would appreciate hearing from you either on your San Diego address in order that we may forward this contract to you for your signature.

We enclose self-addressed, stamped envelope for your convenience in replying.

Very truly yours,

GENERAL WASTE RECOVERY CORPORATION

[Signature]
[Name]
[Title]

WHR
[Address]

*1040 9th St, San Diego, CA 92101
1040 9th St, San Diego, CA 92101
1040 9th St, San Diego, CA 92101*

April 6, 1952.

General Water Heater Corporation,
1601 Compton Avenue,
Los Angeles, California.

Gentlemen:-

In reply to your letter of April 2nd,
the property at 220-224 No. Isabel Street, Glendale,
is owned by the Grossmont Park Company, a corporation,
with offices at 1020 Ninth Street, San Diego,
California.

We appreciate the fine service rendered
in our behalf by your Glendale representative.

Very sincerely yours,

GROSSMONT PARK COMPANY

By

EPJr/rc

GENERAL WATER HEATER CORPORATION

1601 COMPTON AVENUE

LOS ANGELES, CALIFORNIA

April 23, 1932

Mrs. I. C. Craft, Manager
Grossmont Park Company
224 No. Isabel
Glendale, California

Dear Madam:

Conditional Sale Contract No. 5942, signed by yourself for the purchase of one #100 Big 4 Booster water heater (Serial #1422) has been assigned to us by the Jewel City Plumbing Company, dealer.

The Contract now shows a balance of \$131.22 to be paid in monthly installments of \$14.58 on the 30th of each month--first payment to become due April 30, 1932.

If the full balance of the account is paid in full at our office on or before the 30th day of May, 1932, the interest charge of \$10.80 may be deducted from the balance of the account.

ALL PAYMENTS ARE TO BE MADE DIRECT TO THE GENERAL WATER HEATER CORPORATION, 1601 COMPTON AVENUE, LOS ANGELES, CALIFORNIA.

For your convenience and to avoid the possibility of error in our Bookkeeping Department, we are forwarding to you a "coupon book" showing instructions and containing coupons to cover payments. Please READ INSTRUCTIONS carefully, then, each month detach coupon covering payment due, fill out and forward to our office with your remittance.

We trust this heater will prove satisfactory in every respect and wish to thank you for this opportunity of being of service.

Very truly yours,
GENERAL WATER HEATER CORP'N.

BY *K. Daniel*

KKD:HW

CONDITIONAL CONTRACT OF SALE

No 5942

THIS AGREEMENT, made this 30th day of March, 1932, by and between

JEWEL CITY PLUMBING CO., of 526 East Broadway, Glendale, hereinafter called the "Seller,"

Dealer

Address

and Grossmont Park Co., of 1020 Ninth St., San Diego, Cal., hereinafter called the "Purchaser,"

Customer

Street and No.

City

WITNESSETH:

That the Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase of and from the Seller, the following described property, to-wit:

Table with 6 columns: QUANTITY, MODEL, STYLE AND DESCRIPTION OF HEATER, SERIAL NUMBER, TERMS PRICE, TOTALS. Row 1: 1, #100, Big Four Booster (General), #1422, 145.80, [blank]

INSTALLATION CHARGE IS INCLUDED NOT

(IF INCLUDED DRAW LINE THROUGH NOT AND WRITE IN AMOUNT)

TOTAL AMOUNT OF SALE— 145.80

the same to be installed at 244 No. Isabel St., Glendale, California.

Street and Number

City

The Purchaser agrees to pay for the above described property the total sum of One Hundred Fort-Five & 80/100 Dollars

Total Amount

(\$ 145.80), which said sum shall be paid as follows: Fourteen and 58/100 - - - - - Dollars

(\$ 14.58) cash with order, and One Hundred Thirty-One and 22/100 - - - - - Dollars (\$ 131.22)

Balance to be paid

to be paid in equal monthly installments of Fourteen and 58/100 - - - - - Dollars (\$ 14.58) each, commencing thirty (30) days from date hereof, and the remaining equal installments at each and every interval of thirty (30) days thereafter until the full payment is made.

The title to the said property shall remain in the Seller until the purchase price is fully paid in accordance herewith.

The Seller, or his authorized representative or assignee, may enter the premises where the said property is installed, kept, or found, and remove it and take immediate possession thereof at any time when any payment on any part of the purchase price is more than thirty (30) days overdue, or in the event of non-compliance by the Purchaser with any other provisions of this agreement, as herein specified, retaining all payments theretofore made as rental for the use of the said property.

In the event default is made by the Purchaser in any provisions hereof, then the total purchase price remaining unpaid shall thereupon become payable at the option of the Seller, and said Seller may remove said property and take immediate possession thereof, and retain all payments theretofore made as rental for the use of the said property, and shall be entitled to all damages suffered by the Seller.

The said property shall not be removed from the premises where it is installed or kept without the written consent of the Seller until the full purchase price is paid, and if removed, all unpaid installments shall, at the option of the Seller, immediately become due, or the Seller may, at his option, take immediate possession of the said property and retain all payments theretofore made as rental for the use thereof, and recover, in addition thereto, such damages as may have been suffered by the Seller.

The Purchaser shall be entitled to the use of the said property when not in default, and will be responsible for the care of the same, and will be liable to the Seller for any damages thereto other than ordinary wear and tear.

In the event the said property be destroyed, lost, stolen or injured, from any cause whatsoever, such destruction, theft, loss or damage shall not relieve the Purchaser from the performance of all of the terms and conditions of this agreement.

The Purchaser shall pay all City and County taxes levied and assessed against the said property.

The waiver by the Seller as to the breach of any covenant to be performed by the purchaser, or the failure of Seller to insist upon strict performance of any covenant by the Purchaser shall not be deemed to be a waiver as to any subsequent breach of the same, or any other, covenant or condition of this contract, and time shall be strictly of the essence as to all such subsequent covenants and conditions.

IT IS UNDERSTOOD that this agreement contains the entire understanding and agreement between the parties hereto, and that there are no verbal or oral agreements contrary hereto.

THIS AGREEMENT is binding upon and inures to the benefit of the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in triplicate the day and year first hereinabove written.

WITNESSED BY:

Kenneth Bowker,

Salesman.

ACCEPTED:

JEWEL CITY PLUMBING CO.,

(Seller sign here) (if corporation, affix seal)

Title

526 East Broadway

Address

Glendale, California.

Doug. 2779

Telephone Number

(Receipt) City Glendale, California.

Date March 20th 1932.

Received of Grossmont Park Co., Agent: Mrs. I. C. Craft

14.58

the sum of \$

being the cash payment on Conditional Contract of Sale JEWEL CITY PLUMBING CO.,

No 5942

Signed

Dealer or Salesman.

CONDITIONAL CONTRACT OF SALE

No

5942

5942

7546x

THIS AGREEMENT, made this 30th day of March, 1932, at

by and between Jewel City Plumbing Co. of 526 E. Broadway, Glendale

hereinafter called the "Seller," and Grossmont Park Company of 1020 Ninth St., San Diego, California

of hereinafter called the "Purchaser,"

WITNESSETH:

That the Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase of and from the Seller, the following described property, to-wit:

Table with columns: QUANTITY, MODEL, STYLE AND DESCRIPTION OF HEATER, SERIAL NUMBER, TERMS PRICE, TOTALS. Row 1: 1, #100, Big Four Booster (General), #1422, \$145.80, 145.80. Includes installation charge and total amount of sale.

the same to be installed by the Seller at 224 No. Isabel Street and No. Glendale, California

The Purchaser agrees to pay to the Seller for the above described personal property the total sum of One Hundred Forty-five and 80/100 Dollars (\$145.80), which sum shall be paid as follows: Fourteen and 58/100 Dollars (\$14.58) cash upon the execution of this agreement, and One Hundred Thirty-one and 22/100 Dollars (\$131.22) in equal monthly installments of Fourteen and 58/100 Dollars (\$14.58) each, said installments to be paid on the day of each and every month hereafter commencing on the day of 1932, until payment in full hereunder is made.

All deferred payments shall bear interest after the due date thereof until paid at the rate of twelve percent (12%) per annum. It is expressly agreed that the Purchaser shall make all deferred payments to GENERAL WATER HEATER CORPORATION, 1601 Compton Avenue, Los Angeles, California, or to its assignee, and the Seller hereby directs the Purchaser to so make said deferred payments.

IT IS FURTHER AGREED AND UNDERSTOOD AS FOLLOWS: The Purchaser hereby acknowledges the delivery and satisfactory installation of the above described property, and certifies that he has personally examined and inspected the same, and that it is in first class condition. The title to said property shall remain in the Seller until all sums to be paid by the Purchaser hereunder are fully paid and discharged and the Purchaser has kept and performed each and every covenant to be kept and performed by him hereunder. It is expressly agreed that regardless of the means and methods by which said property may be affixed or annexed to any real property, it shall not become a part or fixture thereof until the Purchaser shall have paid all sums to be by him paid hereunder, and shall have fully kept and performed each and every condition and covenant herein provided to be by him kept and performed. The Purchaser shall be entitled to the possession and use of said property so long as he complies with the terms and provisions of this agreement. The Purchaser agrees to be responsible for the care and protection of said property, and shall be liable to the Seller for any and all damages thereto other than those occasioned by ordinary wear and use. In the event that said property shall be destroyed, lost, stolen, or damaged from any cause whatsoever, regardless of the fault or negligence of the Purchaser, such destruction, loss, theft, or damage shall not relieve the Purchaser from the performance of all the terms and conditions of this agreement, including the payment of the full purchase price hereunder. In the event that the Purchaser shall in any regard fail to fully and punctually perform and comply with each and every covenant and condition to be performed and complied with by him, including the payment of all sums to be by him paid hereunder, the Seller may, without notice to the Purchaser, declare immediately due and payable any balance remaining unpaid hereunder at the time of such default, and may also, without notice to the Purchaser, enter upon the premises where said property may be installed or located, and remove and take possession thereof, using all necessary force so to do, and the Purchaser hereby waives all claims for any damage that may be occasioned by such a removal and repossession of said property. In the event that the Seller for any of the reasons herein provided, elects to repossess said property, the Purchaser agrees to pay all costs and expense incurred and damages suffered by the Seller in connection therewith. It is further agreed that if the Seller elects to repossess said property all payments theretofore made by the Purchaser hereunder shall be retained by the Seller as rental for the use of said property by the Purchaser. If the Seller shall repossess said property, the Seller may, but need not, without notice to the Purchaser, sell said property at public auction, or private sale, or otherwise, for the best price obtainable, and the proceeds derived therefrom shall be credited against any balance due hereunder to the Seller. The Purchaser agrees to pay all costs and expense incurred by the Seller in connection with any sale so held by the Seller. It is also agreed and understood that if the Seller elects to repossess said property and sell the same as herein provided, no rights of the Seller hereunder shall be lost or prejudiced. Said property shall not be removed from the premises where installed, or to which it is delivered by the Seller, without the written consent of the latter, until the Purchaser has paid all sums that he may be obligated hereunder to pay, and if said property is removed in violation of this agreement, the Seller may elect to declare immediately payable any balance remaining unpaid, and may repossess and sell said property as above provided. The Purchaser agrees to pay all taxes that may be levied and assessed against said property. No assignment of this contract, or any rights thereunder, by the Purchaser, shall be valid without the written consent of the Seller, or his assignee or successor in interest, first obtained. This contract shall not be assignable by operation of law. In the event that the Purchaser shall become insolvent or be adjudicated a bankrupt, or make an assignment of any of his property for the benefit of creditors, the Seller may, without notice, terminate this agreement and all the rights of the Purchaser hereunder, and retain all payments theretofore made as rental for said property, and repossess and sell said property as aforesaid. It is expressly agreed that time is the essence of this agreement, and each and every covenant and condition thereof, and that the waiver by the Seller of any breach or default by the Purchaser, or the failure of the Seller to insist upon strict and punctual performance of any covenant or condition herein by the Purchaser, shall not be deemed a waiver by the Seller as to any other subsequent breach of any terms, condition or covenant hereof by the Purchaser, and regardless of any defaults by the Purchaser hereunder time shall always be the essence herein. In the event that the Seller shall employ an attorney to enforce any of his rights hereunder, whether or not legal proceedings are instituted for said purpose, the Purchaser premises and agrees to pay a reasonable attorney's fee for any and all services rendered by such an attorney in connection herewith, and if legal proceedings are instituted to pay to the Seller all court costs and the premiums on any bond that it may be necessary by law for the Seller to procure and file in any such legal proceeding. It is distinctly understood that this agreement embodies all the terms and conditions concerning or affecting the sale of the said property, and that there are no oral agreements or conditions concerning the same. This agreement is binding upon, and inures to the benefit of the heirs, assigns and successors in interest of the parties hereto. IN WITNESS WHEREOF, the parties hereto have executed this agreement in triplicate the day and year first hereinabove written.

WITNESSED BY: Kenneth Bowker ACCEPTED: Jewel City Plumbing Co. MOLLER HEATING EQUIPMENT CO. (Seller sign here) (If corporation, address of title) 1210 1/2 3RD AVE. SAN DIEGO, CALIF. FRANKLIN 5233 1210 1/2 3RD AVE. SAN DIEGO, CAL. State

GROSSMONT PARK CO By Mrs. I. C. Bract Purchaser Address K. L. May, Asst. Sec'y Street Address Phone City State Business Reference Bank Reference

(Receipt) City Glendale Date 3/30 1932 Received of Grossmont Park Co agent Mrs. I. C. Bract the sum of \$145.80 being the cash payment on Conditional Contract of Sale. Signed Jewel City Plumbing Co. Dealer or Seller 5942

INSTRUCTIONS

1. Please mail payments in time to reach our office when due in accordance with your signed agreement.
2. Send one coupon with each payment. If more than one installment is paid, send one coupon for each installment. If paid at office bring coupon with you.
3. Write your name and address and dealer's name on each coupon.
4. Make remittances payable to GENERAL WATER HEATER CORPORATION.
5. Keep record of payments on inside cover of this book.
6. We only give receipts for cash payments made at our office.
7. Your cancelled check or money order stub is your receipt.
8. Mention your contract number when writing us about your account.
9. Always notify us immediately of any change of address on the change of address form in the back of this book.
10. Do not send cash by mail.

GENERAL WATER HEATER CORPORATION

bought from Jewel City Plbg. Co.

NOTICE

Forward payment of \$ 14.58 with white coupon to reach our office on or before the 30th day of each month.

GENERAL WATER HEATERS
ARE OF THE HIGHEST QUALITY
AT THE LOWEST POSSIBLE COST

CONTRACT No. _____

GENERAL WATER HEATER CORPORATION
1601 Compton Ave., Los Angeles, Calif.

NAME _____ Amt. of Payment \$ _____
Address _____
STREET CITY STATE
Heater Bought from _____
PLUMBER'S NAME

CHANGE OF ADDRESS

Contract No. _____

If you have changed your address please complete this coupon and send it to us immediately.

Name _____
Former Address _____
New Address _____
STREET CITY OR R. F. D NO. CITY STATE
Plumber's Name _____

YOUR CONTRACT

When final payment is made, we will forward your contract as promptly as possible to you. Payment of the final installment in certified funds, such as money order, draft or cashier's check will hasten return of the papers. It is our practice to charge the legal rate of interest upon payments not received promptly when due. You will be notified if such charges accrue. Prompt payment of interest charges will aid us in making immediate return of your contract.

GENERAL WATER HEATER CORPORATION

1801 COMPTON AVENUE

LOS ANGELES, CALIFORNIA

December 29, 1932

Grossmont Park Company,
1020 Ninth Avenue,
San Diego, California.

Gentlemen:

Thank you for check of \$14.58 which
covers for the balance on account for the #100
Big 4 Booster water heater (Serial #1422) in-
stalled at 224 North Isabel, Glendale, under
date of March 30, 1932. The original contract,
stamped "Paid", is now returned for your files.

We indeed appreciate the patronage
afforded us in this purchase and the excellent
cooperation extended in connection with the ac-
count.

We sincerely trust this heater is
giving entire satisfaction but if, at any time,
it should fail to operate properly, please have
your manager get in touch with our Service
Department in order that the matter may be given
prompt attention.

It has been a pleasure to serve you
and we trust, should the need for a water heater
arise in the future, you will favor us with your
business.

Again thanking you and wishing you
success in the New Year, we are

Very truly yours,

GENERAL WATER HEATER CORP'N.

BY *K. K. Daniel*
K. K. Daniel

MKD:W
Enc.

THIS AGREEMENT, made this 30th day of March, 1932, by and between

JEWEL CITY PLUMBING CO., of 526 East Broadway, Glendale, hereinafter called the "Seller,"

and Grossmont Park Co., of 1020 Ninth St., San Diego, Cal., hereinafter called the "Purchaser,"

WITNESSETH:

That the Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase of and from the Seller, the following described property, to-wit:

Table with columns: QUANTITY, MODEL, STYLE AND DESCRIPTION OF HEATER, SERIAL NUMBER, TERMS PRICE, TOTALS. Row 1: 1, #100, Big Four Booster (General), #1422, 145.80, [blank]

INSTALLATION CHARGE IS INCLUDED (IF INCLUDED DRAW LINE THROUGH NOT AND WRITE IN AMOUNT) TOTAL AMOUNT OF SALE— 145.80

the same to be installed at 244 No. Isabel, Glendale, California.

The Purchaser agrees to pay for the above described property the sum of One Hundred Fort-Five & 80/100 Dollars (\$145.80) which said sum shall be paid as follows: \$14.58 cash with order, and One Hundred Thirty-One and 22/100 Dollars (\$131.22) to be paid in equal monthly installments of Fourteen and 58/100 Dollars (\$14.58) each, commencing thirty (30) days from date hereof...

The title to the said property shall remain in the Seller until the purchase price is fully paid in accordance herewith. The said property shall not be represented as and it shall not become a part of the realty by being annexed in any manner whatsoever until the terms of this agreement have been fully complied with by the Purchaser.

The Seller, or his authorized representative or assignee, may enter the premises where the said property is installed, kept, or found, and remove it and take immediate possession thereof at any time when any payment on any part of the purchase price is more than thirty (30) days overdue, or in the event of non-compliance by the Purchaser with any other provisions of this agreement...

In the event default is made by the Purchaser in any provisions hereof, then the total purchase price remaining unpaid shall thereupon become payable at the option of the Seller, and said Seller may remove said property and take immediate possession thereof, and retain all payments theretofore made as rental for the use of the said property...

IT IS UNDERSTOOD that this agreement contains the entire understanding and agreement between the parties hereto, and that there are no verbal or oral agreements contrary hereto.

THIS AGREEMENT is binding upon and inures to the benefit of the heirs, successors and assigns of the parties hereto. IN WITNESS WHEREOF, the parties hereto have executed this agreement in triplicate the day and year first hereinabove written.

WITNESSED BY: Kenneth Bowker, Salesman.

By: Mrs. I. C. Craft, L. S. May, Agent, San Diego, Purchaser.

ACCEPTED: JEWEL CITY PLUMBING CO., (Seller sign here) (If corporation, affix seal) Title 526 East Broadway Glendale, California. Doug. 2779 Telephone Number

Address: Telephone Number 8487 Business Reference Bank reference

(Receipt) City Glendale, California. Date March 20th 1932. Received of Grossmont Park Co., Agent: Mrs. I. C. Craft

the sum of \$ 14.58 being the cash payment on Conditional Contract of Sale Signed JEWEL CITY PLUMBING CO., Dealer or Salesman.

(NOTE: Dealer to mail this copy, properly signed on reverse side, to the General Water Heater Corporation.)

ASSIGNMENT

Glenade, Cal.
March 30th, 1932

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto GENERAL WATER HEATER CORPORATION, a corporation, all right, title and interest of the undersigned in and to the within conditional contract of sale, and in and to all monies due and to become due and payable thereunder, and also all right, title and interest in and to the property therein described.

The undersigned hereby guarantees the payment of all monies to become due under the said contract up to but not in excess of the sum or amount paid by the General Water Heater Corporation to the undersigned as consideration for this assignment.

The undersigned herein consents to an extension of time of payment to the Purchaser without notice to or consent of the undersigned, and agrees that such extension, if granted, shall not affect liability under this assignment and guarantee of payment.

The undersigned hereby waives presentment, demand on Purchaser, and demand on the undersigned for non-payment under the said contract, or any other notice whatsoever, prior to the institution of any action or proceeding for the enforcement of this assignment and guarantee.

The undersigned further warrants and agrees to defend the title of the Seller to the said property hereby conveyed against all claims and demands of all persons whomsoever, and for the purpose of inducing the assignee to purchase the within contract, the undersigned makes the following representations: That the information with respect to the Purchaser named in the within contract was duly recorded as the same was given by the said Purchaser; that the said contract is a bona fide one and is actually signed by the person therein named as the Purchaser; that the property which is the subject of said contract is true and accurately described therein and that said property has been delivered into the possession of the party therein described as the Purchaser, and that the undersigned is the lawful owner of said contract and the title to said property, subject only to the rights of the Purchaser under the terms of the said contract, and further represents that the undersigned has not sold or hypothecated the said contract, or the monies due thereunder, by any separate assignment thereof.

The undersigned further agrees that should suit be brought upon this assignment, the trial of said action may be had in the county of the principal place of business of said assignee and the undersigned waives the right to change the place of trial to the county of his or its residence.

The undersigned dealer represents that the unpaid balance under said conditional sales contract, as of the date of this assignment, is the sum of

One Hundred Thirty One and 2/100 Dollars (\$ 131.22).

Jewel City Plumbing Co
Seller.

(This name must correspond to the seller or dealer's name appearing in contract of sale. If corporation, affix seal.)
E. J. McDonald

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 7

**Business Records - Land Companies - Madrid
Gardens Apartments, Glendale, Calif. - Accounts
Payable - General Water Heater Corporation**



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