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BUSH & ACKLEY
ATTORNEYS AT LAW
FIRST NATIONAL BANK BUILDING
OAKDALE, CALIFORNIA
TELEPHONE 3711

July 13, 1949

Mr. J. C. Webster,
Attorney at Law,
Sonora, California.

Re: Oddfellows Sierra Recreation
Association - Evelyn M. Hawley.

Dear Mr. Webster:

After leaving your office yesterday afternoon I called at the County Surveyor's Office, and while Mr. L. A. Storch, the County Surveyor, was not in I was able to talk with two of his assistants who have been helping him with the survey on the subdivision for Oddfellows Sierra Recreation Association. These gentlemen advised me that the subdivision, as shown on the map, and as laid out on the ground does not include any part of the meadow. They also said that on the basis of a rough estimate the meadow itself comprises from 50 to 70 acres and the subdivision lots and roads probably do not exceed 100 acres.

They further advised me that the final map of the subdivision will not be completed for at least another 2 weeks. In fact, I believe it will be closer to one month before such map is completed.

As the result of our conference in your office I take it that, since there are no subdivision lots in the meadow, and since the entire acreage in lots and roads is about 100 acres, Mrs. Hawley will deliver a deed of partial reconveyance, covering all subdivision lots and roads, but excluding the property in the meadow, upon payment to her of \$10,000.00 by the association. Such deed of partial reconveyance will be escrowed with the title company there in Sonora for delivery to the association when the \$10,000.00 is paid. The association will, of course, secure approval of the subdivision by the State Real Estate Commissioner as soon as the final map is available to submit to such Commissioner. It is further understood that the association is also to pay Mrs. Hawley by September 1, 1949 any balance then

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remaining due on the \$17,500.00 payment called for on that date, together with the interest then due. This means that in case the association pays Mrs. Hawley \$10,000.00 for the deed of partial reconveyance prior to September 1, 1949, the balance due Mrs. Hawley on September 1, 1949 will be \$7,500.00 principal, plus approximately \$1,350.00 interest, or a total of \$8,850.00. If the association makes no payment to Mrs. Hawley prior to September 1, 1949 then the payment due her on that date will be \$17,500.00 principal, plus \$1,350.00 interest, or a total of \$18,850.00.

I left word at the County Surveyor's Office for them to furnish us with a legal description, by metes and bounds, of the property included in the subdivision itself, being all lots and roads within the subdivision, but not including the meadow. We will have to have this description to be used in Mrs. Hawley's making the deed of partial reconveyance. I wish you would get in touch with the surveyor and assert such pressure as you can and have him prepare this description as soon as possible, and also to have him complete the final map. Every day's delay is to the prejudice of Mrs. Hawley as well as the association, because the sooner we are able to have the subdivision finally approved, and get the above deed of partial reconveyance, the more secure will be the position both of Mrs. Hawley and the association.

I am leaving on my vacation and will be gone for about a month, but both my partner, Mr. Bush and our associate, Mr. Milich will be familiar with this case, so please get in touch with them, and they will get in touch with you, on all problems which arise during my absence. Attorney T. R. Vilas, of Sonora, is also counsel for the association and he should be consulted in all phases attending the winding up of this matter.

Assuring you of our desire to cooperate in every way in getting this completed agreeably to all parties, I remain,

Yours very truly,

George H. Ackley
FOR BUSH & ACKLEY

GHA:nh

Copy to: Herbert M. Kearns, President,
Oddfellows Sierra Recreation Assn.,
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Stockton, California.

Gene Bianchi,
P. O. Box 96,
Oakdale, Calif.

Loren W. Hosmer, Secretary,
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616 Virginia Avenue,
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