

Bahamas

Notes from: THE GEOGRAPHICAL SOCIETY
OF BALTIMORE.

THE BAHAMA ISLANDS.... EDITED
BY GEORGE BURBANK SHATTUCK, Ph.D
Associate Professor of Physiographic
Geology in the John Hopkins University

The Johns Hopkins Press

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"When considered from a geological point of view, the Bahamas afford an interesting study, in that they are composed almost entirely of debris derived from corals and other calcareous organisms and rest on a shallow, submerged, platform, which is separated by deep submarine troughs from the neighboring land-masses of North America and the West Indies." Capt. R. J. Nelson, R.E. regards the islands "as composed of calcareous sand which had been thrown up by the waves to form beaches, and later picked up by the winds and piled into dunes. He saw no evidence of either uplift or subsidence during recent time, and concluded that the Islands had remained stationary in their position during the present epoch. "Whatever may be the real foundation of the Bahamas, whether, like the West Indian Islands generally, they are indebted to igneous agencies for their existence as elevated masses, or otherwise, there is NO EVIDENCE of such elevation having taken place either in the Bahamas or Bermuda. On the contrary, the total absence of coral reefs in mass, or even of detached coral blocks, above the tide line leads us to the supposition that no upheaval has taken place during the present epoch..... The fact of detached blocks of coral being found IN the rock at considerable distance from the seacoast AT THE TIDE LEVEL proves that no subsidence has taken place during the present epoch. Conch shells also, either dispersed or in beds are found by the well-diggers in the solid rock at about the sea level, and thus bear evidence to the same fact."

"In about the year 1890 Dr. Honn I Northrop spent six months in the Bahama Islands, during which time he visited New Providence and Andros. On his return to the United States he published an account of his observations. This paper is especially interesting from the fact that he believes that the Bahamas are rising. "I think the facts I have given justify my conclusion in regard to the recent elevation of Andros and New Providence. It is probably that the elevation extended over the rest of the Bahamas, as caves exist on the other islands. What the Bahamas are doing today of course we cannot tell; but until we have proof to the contrary, we may assume that they are rising."

No other work of importance appeared until Prof. Alexander Agassiz published his researches on the Bahamas. The reconnaissance which Agassiz here describes was undertaken during the winter and early spring of 1895. He had at his disposal the steamship Wild Duck, and cruised throughout the entire archipelago. The descriptions of the Bahamas which he gives in the Bulletin are very complete and are the best which have ever been published. As a result of his researches he concluded that the Bahamas had at one time stood higher and were more extensive than at present;

that they had subsequently subsided for at least 300 feet; and that during this period their areal extent had been further diminished by erosion. In this connection he says: "After the formation of the islands came an extensive gradual subsidence which can be estimated at about three hundred feet, and during this subsidence the sea has little by little worn away the aeolian hills leaving only here and there narrow strips of land in the shape of the present islands... Subsidence explains satisfactorily the present configuration of the Bahamas, but teaches us nothing in regard to the substratum upon which the Bahamas were built. Indeed, the present reefs form but an insignificant part of the topography of the islands, and they have taken only a secondary part in filling here and there a bight or a cove with more modern reef rock, thrown up against the shores so as to form coral reef beaches such as we find in the Florida Reef." Agassiz evidently did not observe any of the raised marine deposits which are discussed later in this chapter for he says: "I did not meet anywhere with deposits either of coral or of mollusks, the position of which could not be satisfactorily accounted for as resulting from the action of winds and waves, or hurricanes." One of the results of these various researches was to establish the fact that the Bahama Islands stood on a shallow, irregular platform which rose out of great depths, not only from the Atlantic on the east, but also from the bottom of the West Indian region on the west. In order to account for irregularities in the margin of this platform, Dr. J. W. Spencer published two papers in which he argued that the Bahama Islands, together with the rest of the Caribbean-Gulf regions had been formerly much elevated and during this period of elevation had undergone considerable erosion so that its surface became deeply dissected with river-valleys and canyons. Later, when the region sank to its present position, these valleys were submerged and gave rise to the various passages between the islands as well as to the embayments which make the outline of the Bahama platform so irregular. During the month of April, 1902, the senior author of this chapter (Benjamin LeRoy Miller, PHD) made a geological reconnaissance of a portion of the Bahama Islands and later, during June and July of 1903, while a Director of the Bahama Expedition sent out by the Geographical Society of Baltimore, he, in connection with Dr. Miller examined further into the structure of the islands. The conclusions which seemed to be justified by these studies were published just after the return of the Expedition. "The present survey has been able to determine that the material composing the Bahama Islands is not entirely made up of wind-blown coral and ~~loose~~ lime sand, but the lower portions of many of the islands, extending up to ten or fifteen or twenty-five feet above the present level of mean tide, has been deposited by the ocean and contains marine organisms in large numbers. Above this lies the deposit of wind-blown material which has up to this time been regarded as the sole type of deposit visible throughout the archipelago. "In regard to the question of elevation or subsidence, the survey has determined that both processes have taken place. The islands were doubtless much higher at one time than today, and it is equally certain that they were formerly more depressed beneath the Atlantic Ocean than they are now. It is impossible to say whether they are being elevated or submerged at the present time, as the process is extremely slow at best, and can only be detected by careful measurement extending over long periods of time." From this resume it will be seen that four views have been held at various times by those who have studied the geology of the Bahamas.

Nelson concluded that the Islands were stationary: Northrop, that they were probably rising; Agassiz, that they had been depressed; and lastly, Shattuck and Miller, that the Islands had undergone a former elevation; followed by a more recent depression, which in turn had given place to a still later elevation but as to whether the Islands are now stationary or experiencing a change in level no opinion was expressed.

PHYSIOGRAPHIC FEATURES.

Fall into two groups, a submarine and a subaerial. Those belonging to the first division are largely hidden from direct observation, beneath the surface of the ocean, and have been only roughly ascertained by means of the sounding-line. Those of the second division are everywhere open to observation and constitute the topographic features of the Islands.

SUBMARINE DIVISION.

The Bahama Islands rest on a submerged platform which rises on all sides abruptly from the surrounding depths of the ocean. This platform is the most significant physiographic feature of the Bahama Islands, and will be considered first in relation to surrounding regions; second, in regard to its own contour and slope; and third in regard to the character of its surface.

RELATION WITH SURROUNDING REGIONS: Between the great land-masses of North and South America there is a region of land and water including southern Mexico, Central America, the islands of the West Indies, the Gulf of Mexico and the Caribbean Sea, which has long been a puzzle to geographers and geologists. As a result of a vast amount of tedious sounding it has finally been ascertained that the American Mediterranean, as this region is appropriately called, is divisible into three great basins. In the northwestern portion is a huge depression which is filled by the Gulf of Mexico; in the southeast a still greater one is occupied by the Caribbean sea; while between them as third, deeper than either of the others, holds the waters which lie between Yucatan and Cuba. These three basins not only are separated from each other by broad banks which rise like partitions between them, but they are also cut off from free communication with the ocean beyond, by another bank which connects the coast of South America with Florida. Although these banks are for the most part submerged, they are none the less real; for, not only do they prevent the cold water at the bottom of the Atlantic from getting over into the basins of the Caribbean-Gulf region, but they also exclude free circulation of the waters within the region itself. The islands of the West Indies are nothing more than the superficial portions of these banks or ridges which happen at the present epoch to rise above the surface of the water. These dry land summits are, in terms of geology, transitory and uncertain. They have not always been as they are today nor will they remain so in the future; but they change their shapes and positions in response to movements of the earth's crust of which they are a part. The Bahama Islands which are to be considered as the summits of a portion of the eastern ridge connecting South America with Florida are no exception. X CONTOUR AND SLOPE. The flat-topped ridge or platform from which the Bahama Islands rise extends from southern Florida to eastern Haiti. By an examination of the map which accompanies this chapter it will be seen that this platform rises rapidly from the bottom of the Atlantic to the surface of the ocean a vertical distance of 2500 fathoms - in a little less than 25 miles

On the south, west and north, the ascent, alth rapid, is not so pronounced as towards the Atlantic for the reason that the waters east of Florida, Cuba, and Haiti are not as deep. On all sides, however, the platform is so well marked that it stands out as a great submerged tableland from the surrounding ocean bottom. The northwestern half of the Bahama platform varies greatly from the southeastern. Not only is it shallower, lying for the most part, as in the Great and Little Bahama Banks, only a few feet or fathoms beneath the surface of the ocean, but also it is less broken than the latter, and carries the largest islands. The islands of the southeastern half are arranged in small groups and rise rapidly on sides from a lower portion of the platform. They are also separated from each other by wide passages. The irregular outline of the Bahama plateau is one of its most significant characteristics. In the northeast portion this is particularly well marked on Channel and also by the embayments known as "The Tongue-of-the-Ocean" and "Exuma Sound" These embayments dissect the Great Bahama Bank so that it resembles a letter S and admits the deep waters of the ocean into the very heart of the plateau. The southeastern half of the platform does not appear so irregular in outline; but this is due to the fact that passages such as Crooked Island, Caicos, Turks, and Silver Bank have taken the place of embayments; or, in other words, that erosion has destroyed whatever connecting banks formerly existed and now allows the ocean to pass unobstructed between the individual island groups. There is another feature which marks the northwestern portion of the plateau strongly from the southeastern, and that is the greater preponderance of shallow water in the former and of deep water in the latter. Throughout the northwestern, Little and Great Bahama Banks, with the islands which they carry on their surfaces, stand out in marked contrast to the more insignificant banks of the southeastern half, which form groups independent of one another. This contrast between the two divisions of the Bahama platform conveys the impression that the surface as a whole slopes toward the southeast. This impression is increased from the fact that the Silver and Navidad Banks, situated in the extreme south, are devoid of islands. But one should not too quickly conclude that from this that the platform is actually depressed toward the southeast. On the contrary the facts would seem to indicate that the difference in depths of water are due not so much to deformation as to differential erosion and that the southeastern half has suffered relatively more than the northwestern.

SURFACE of the Bahama platform is divisible into a deep water and a shallow water facies. The former, as has just been said, is more extensively developed throughout the southeastern half of the region, which the latter dominates the northwestern. Concerning the physical features of the surface, the methods employed in the exploration of the deep-water facies have not been sufficiently delicate to reveal more than salient features. Judging from the data procured from soundings, its surface appears to be flat and practically featureless except where it rises abruptly to form banks and pass over into the shallow-water facies. More is known regarding the shallow-water facies, for it lies so near the surface of the ocean that it can be seen through the clear water which covers it. Aside from the islands, keys, and rocks, which will be discussed later, three features stand out prominently. They are coral reefs, sand bores and marine ocean holes. Everywhere over the surface of these shallow banks coral heads and reefs are to be found. Along the more exposed eastern face the coral polyp flourishes and builds extensive barrier reefs making that shore practically inaccessible to shipping, while over the

surface of the more sheltered banks individual coral heads and small reefs are constantly encountered. These cause the bottoms to shallow suddenly and are consequently much dreaded by sailors. Dangerous reefs are frequently scattered so thickly over the surface of the banks that it has proved impracticable to chart them. The waters where they occur are avoided by vessels of large draft, and navigation is never attempted save in broad daylight and with a sailor at the box to notify the helmsman of approaching reefs. Sand bars or "Sand bores" as they are usually called occur in greatest abundance over the surface of the bank south of the Tongue-of-the-Ocean. In this region they are so numerous as to make it dangerous for even light shipping during times of ebb tide. These sand bores are very low bars of white, coral sand which collect on the banks and frequently rise a few feet above the surface of the ocean. During ebb tide they are laid bare in great numbers, but during high water most of them disappear. They are not fixed in one position, but shift about with the ever-changing currents. Submarine ocean holes, or "blue holes" as they are frequently called are, as the name indicates, deep holes which open suddenly downwards from the surface of the banks. In the Bahamas, the color of the shallow water is green and of deep water, blue; so that depth is indicated by color. The presence of an ocean-hole is therefore shown by color. The presence of an ocean hole is therefore shown by an isolated area of blue water in the midst of a sea of green; hence the term "blue hole" These ocean holes vary in diameter from a few feet to a quarter of a mile or more. Their sides beneath the opening frequently flare out like a bottle, and are usually covered with healthy branches of growing coral and many different varieties of marine plants, showing that there is a constant circulation of water. Numerous attempts have been made to ascertain the depth of these holes, but only in a few cases have lines succeeded in reaching the bottom. Agassiz found that some of the holes which he fathomed were at least 300 feet deep. It has been frequently observed that the water boils or rushes through these ocean-holes in harmony with the ebb and flow of the tide, proving that they are connected with deep water beyond. Although these ocean holes are occasionally met with they cannot be considered of common occurrence. Agassiz states that the principal ones are as follows: One 5 to 6 miles from Hawks Bill Rock; three, of 18, 24 and 13 fathoms, a little north of Blue Hole Point. These are about 5 miles apart on a northerly line. There are two more of 17 and 38 fathoms, in the extension of a line of Blossom Channel leading from Tongue of the Ocean upon the bank. There is also a 15 fathom hole at High Point on Andros, and a 20 fathom hole in the middle bight between Gibson Key and Big Wood Key. The senior author of this paper had a novel experience at this particular ocean hole during his first cruise in the Bahamas. After a long search the locality was discovered one evening at sundown, and the ship brought to anchor for the night close by. The boat, as she lay at rest, was about an eighth of a mile from the ocean-hole. The surface of the water above the hole was covered with a circular mass of foam about 15 feet in diameter, rotating slowly in a direction contrary to the hands of a watch. All hands on board could plainly see from the distance at which the boat stood that the surface of the water above the hole sagged and took on a saucer-like depression. A boat was quickly lowered and rowed cautiously toward the ocean hole. As soon as it arrived in the saucer-like depression it was caught in the whirlpool and moved slowly round and round with the motion of the water. Looking down, the opening into the cavern beneath could be distinctly seen and it was evident, as the tide was flowing, that

this ocean hole communicated with other caverns at a distance, possibly on the island of Andros, and that the water was being sucked down through the opening to find its way into unknown parts. The wall walls of this ocean hole were lined with living coral and marine plants. An attempt was made at sounding but the lead did not succeed in reaching bottom.

MRS. CARL G. FISHER
MONTAUK, NEW YORK

(The highest ridges are at Cat Island, where they rise to about 400 feet, but this is uncommon.)

SUBAERIAL DIVISION

The Bahama Os;ands cpmst pf sp,e tjree tjpisamd pr ,pre islands, keys, and rocks.

.... On the larger islands, lakes, ponds and marshes are frequently met with. Many of these are shallow, while others are quite deep and are connected more or less directly with the ocean. They are usually undrained, contain brackish water, and their shores are lined with mangroves and other characteristic salt loving plants. Examples of these are Lake Killarney and Harold Pond on New Providence. The shores of these lakes advance and recede with the filling or desiccating of the body of water within. One of the most beautiful brackish lakes in the Bahamas is located in the interior of Watlings Island. It is known as Great Lake, contains brackish water, and is reported to be connected with the sea beyond. On the day that the expedition visited this lake, foam from the water had been blown up to the beach into drifts which quivered in the breeze like piles of eider down. An additional interest is attached to this lake as it is believed to be the one seen by Columbus on the morning of the day when he first touched foot in America. In addition to these lakes there are deep, well-like depressions filled with salt water and connected with the ocean by subterranean passages. They ebb and flow with the tide, support marine life, and in all essential features resemble the submarine ocean holes, except that they occur on land, usually removed some distance from the sea. One of the most perfect of these occurs at Tarpum Bay, just behind the settlement and at a distance of about a quarter of a mile from the sea shore. This terrestrial ocean hole is circular in form and is said to be 100 feet deep. It contains salt water, and one standing on the rim can distinctly see marine fishes swimming about in the water below. The surface of this water changes with the tide and there is no doubt that a subterranean channel connects this hole with the ocean outside. There are all gradations between these terrestrial ocean holes and a smaller type of well like openings known as banana holes. These banana holes are cylindrical depressions with perpendicular sides and attain at times a depth of 25 feet or more. Their bottoms are usually lined with soil or mud, but at other times contain brackish or salt water which ebbs and flows with the tide. Others have no such connection and remain dry except when filled with rain water. These holes range downward in size until they merge with the general rough surface of the country. The smaller ones having a depth of 5 or 10 feet usually contain rich soil and are used to grow bananas; hence the name. Throughout the Bahamas the surface rock is extremely rough and is carved into innumerable crannies and holes. When these openings are about the size of a flower pot they are known as pot holes although they are due to solution and not to mechanical erosion. These pot holes are filled with rich soil and in them the pineapple plant is cultivated.

AGUEOUS DEPOSITS

The deposits formed by the agency of water have either been laid down at the bottom of the small ponds described above or by the waves and currents of the ocean. The deposits made at the bottom of the small lakes are of little extent. They, however, are of considerable importance.

ON HIS MAJESTY'S SERVICE.



Mr W. W. Strong,
Miami



Florida

J.K.
Colonial Secretary's Office,
Bahamas.



1915

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MAR 19
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FLA.





No. 325/1607/14.

In replying please quote
this number.

COLONIAL SECRETARY'S OFFICE.

BAHAMAS.

17th. March, 1915.

Sir,

In reply to your letter of the 4th. instant, I have the honour to inform you that the Crown Land on South Cat Cay, which is practically the whole of the Cay, was granted by the Crown to the Honourable Thomas Williams in 1874, and in 1902 his Executors sold to Henry Clay Reeme of Jersey City, New Jersey, U.S.A., whose present address is unknown.

*Oct & Nov 1 - 1931,
New property of
Marguerite E. Fisher*

I have the honour to be,

Sir,

Your obedient Servant

J. E. D. Braze

Acting Colonial Secretary.

Mr. W. W. Streng,

Miami,

Florida.

January 9th, 1912.

Honorable H. Wells Durant,
Attorney General,
Nassau, N.P., Bahamas.

Dear Mr. Durant :

I recently purchased from Mr. Walter C. Roome that part of Cat Cay marked on the chart, copy of which I am enclosing you.

I am thinking of locating at some place on the Bahama Island a small hotel of about 25-rooms, to be operated in connection with a larger hotel here at Miami Beach.

Could you kindly secure for me a complete map of Cat Cay, South Cat Cay, and tell me who owns the remaining portions of South Cat Cay and whether I could secure title to the remaining portions? Any information you can give me on this subject will be greatly appreciated.

Yours very truly,

CG:R

Attorney General's Chambers,

Nassau, N. P., Bahamas.

March 26th. 1919.

Mr. Carl G. Fisher,
Alton Beach,
Miami, Fla.

Dear Sir:-

The Honourable F. C. Wells Durrant has handed to me your letter of the 17th instant, and requested me to reply thereto.

Mr. Durrant is now acting Colonial Secretary during the absence of His Excellency the Governor on six months leave, and I have been appointed as Acting Attorney General in his place, and will be carrying on his private practice for him.

He has asked me to say that after a consultation with the Governor, it has been arranged that a lease of South Cat Cay should be given you by the Crown for ten years at an annual rental of £150, with the right of renewal for another period of ten years, and after that term has elapsed, with a further right of renewal for a period of five years.

The first year's rental of £150 must be paid in advance.

The Crown will also require a deposit of £200 as a guarantee that the construction of the hotel will be commenced before the end of December of the present year (1919). This sum of £200 to be forfeited at the option of the Crown if the building of the hotel is not commenced before the date above referred to.

I trust I have made myself clear in this matter, and will
be pleased to hear from you with respect to the same at your
early convenience.

Yours very truly,

W. P.

I trust I have made myself clear in this matter, and will be pleased to hear from you with respect to the same at your early convenience.

Yours very truly,

Herbert S. Brown

AKB/P.

April 2nd, 1919.

Mr. A. Kenneth Solomon,
Acting Attorney General,
Nassau, N.P., Bahamas.

Dear Sir :

I have yours of March 26th and I must say that I was considerably surprised at the amount of annual rental which you have decided upon as being nominal for South Cat Cay. We only paid \$375 cash for title outright to the larger part of the island - and I had an idea that a rental of one hundred dollars a year for the balance would be a very liberal consideration, when you take into consideration that fact that large acreages of tillable land can be purchased around Bemini at \$15 an acre.

I think, under the circumstances, I would prefer to let the matter rest as it is for the present, and I am in hopes that I can run over and see you some time next season and possibly negotiate with you for a more reasonable lease.

I thank you just the same for your efforts in my behalf.

Yours very truly,

CCF:R

Cat Key

August 23rd, 1919.

Mr. Thomas J. Pancoast,
Miami Beach Improvement Company,
Miami Beach, Florida.

Dear Mr. Pancoast :

Replying to yours of the 20th : I do not own any land on north Bemini. I own a part of south Catt Cay, which is just south of Mr. Strong's island - and both these islands are located 10 miles south of Bemini.

Am glad to hear the club-house site is going ahead. What do you hear about Peters and his hotel ?

Yours very truly,

CGF:R

Attorney General's Chambers,
Nassau, N. P., Bahamas.

December 16th, 1919.

The Alton Beach Realty Co.,
Miami Beach,
Florida.

Gentlemen,

The Honourable F. C. Wells Durrant has handed me your letter to him of the 9th instant and requested me to reply thereto.

Mr. Durrant is now acting Colonial Secretary and I am acting Attorney General and carrying on his private practice for him.

If you desire the deed relating to South Cat Cay recorded, you should send it to me for that purpose, and I will attend to the matter immediately. It is impossible to say just what the recording fees will be until the deed is received.

With respect to the taxes due the Crown, I have made enquiries at the Surveyor General's Office, and they have confirmed my own opinion that there are none.

Yours very truly,

Bennett Solomon
Kerimeth Solomon

December 18th, 1919.

Mr. Harold E. Talbott, Jr.,
Dayton-Wright Airplane Company,
Dayton, Ohio.

Dear Harold :

I just received a letter from Mr. Strong of
Cat Cay. He says that he got two pheasants from
Mrs. Rickmer's maid. One of them got out of the coop
on the way over, and the other is running around the
yard, quite tame - but he would like to have some more
to get a good start, so if it isn't too much trouble to
ship us down a dozen, we will try and start them up.

Yours very truly,

CGF:R

Dec. 20, 1919.

Hon. Kenneth Solomon,
Attorney General,
Nassau, N.P. Bahamas,

Dear Sir:-

I am enclosing herewith deed from Walter C. Rooms to The Alton Beach Realty Company, a corporation of Florida, which I wish you would place on record and return to us together with your fees for such recording and oblige

Yours very truly,

Secretary.

Cat Cay
Bosta

January 6th, 1920.

Mr. Harold E. Talbott, Jr.,
Dayton-Wright Airplane Company,
Dayton, Ohio.

Dear Harold :

We received the birds alright - all but one. We got ready to go to Bimini yesterday but had a strong northwest wind and very rough, so decided to put off the trip for a couple of days. The birds are now in a quiet spot and we will take them over in a day or so.

Mr. Seiberling got in yesterday. You might know he would arrive in a cold spell. Mr. Seiberling has some pheasants and told me that he would send on some in a short time, and we expect to have this Cat Cay well stocked in another year or so.

We have a big string of polo ponies in now and the fields are looking fine. Hope to see you down here soon.

Yours very truly,

CGF:R

OFFICERS:

JAMES H. SNOWDEN, PRESIDENT
JOHN H. LEVI, VICE-PRES. AND TREAS.
CHAS. E. CLARK, SECRETARY

THE MIAMI OCEAN VIEW COMPANY
OWNERS OF STAR ISLAND
—
OFFICE FIFTH STREET AND ALTON ROAD
ENTRANCE TO CAUSEWAY
MIAMI BEACH, FLA.

DIRECTORS

JAMES H. SNOWDEN
JOHN H. LEVI
CARL G. FISHER
HENRY MCGWENNEY
FRANK B. SHUTTS
ARTHUR C. NEWBY
RALPH FOLK

July 15, 1920.

Cat Key

Mr. Carl G. Fisher,
434 N. Capitol Avenue,
Indianapolis, Ind.

Dear Carl:

I met Mr. Strong over in town night before last and he tells me that Ballard went up to Lemon City and bought the Ogden house for \$300,000. Ballard did not say anything to us about it and I understand he has left here now. He has also leased the Harry Pancoast house on the ocean front; I suppose one place is to be for a residence and the other for business.

We never did get to Cat Key. Mr. Strong was to come over to-day before he went back to Cat Key. Tell Jim that if he shows up I am going to give him the monkey; he said he would be very glad to take it over and give it a good home.

Drop me a line occasionally.

Very truly yours,

John H. Levi

JHL-K

July 19th, 1920.

Mr. John H. Levi,
Miami Beach, Fla.

Dear John:-

Even if Ballard did buy the Ogden house there is no reason why you may not go ahead with Cat Key.

I hope you will give Strong that "damn" monkey and I think that you can arrange to send this monkey to Cay Key some time during the winter season when everybody that dislikes the monkey is not around. We can arrange to have a Brass Band, farewell address, and quite considerable ceremony for his departure. I have been quite surprised in the past that somebody hasn't knocked "seven bells of Hell" out of him and how he escaped from the aquarium wreck is past me.

Keep your eye on Ballard. He is a live wire, very fast, and he has agreed to all of the plans I submitted him for Cat Key, and if he goes thru with these plans this little island is destined to be one of the most beautiful places of the world and most famous, so we want to give him all the help we can.

Very truly yours,

CGF:EM

Cat Cay, Bahamas, July 26, 1920.

Mr Carl G. Fisher.
Indianapolis, Ind.

My Dear Mr Fisher:-

I went over to Miami on Saturday July 9th and during the afternoon met your Mr Van Duren, who gave me your letter introducing Mr Ballard, and after many attempts at meeting we finally met at 7 A.M. Sunday morning at his Hotel. We drove over to your boat house expecting to go to Cat Cay, but the Captain reported sea too rough.

We drove back to town and had a general talk regarding the Cay and Mr Ballard seemed to be very much interested in the whole matter and explained his ideas quite freely and fully.

As he was going out tarpon fishing for a few days he stated that if the weather and sea was favorable he would take a run over to Cat Cay in the boat he had chartered and asked for a letter to Mrs Strong which I gave him, he however did not get over.

Strong Manor.

Mondays morning paper came out with an article regarding the sale of the Tea House Plantation by Mr Ogden, and while it did not mention the purchaser I had a feeling that it was Mr Ballard. Later during the week I was talking with Mr Highleman and he told me the particulars of the transaction, which were taking place at the time that I was looking for Mr Ballard and were consummated about 3 O'clock Sunday morning, and the sale was to Mr Ballard at a consideration of \$ 301,000 a small payment of a few thousand being made at the time, balance on deferred payment arrangement.

Even though Mr Ballard had only just a few hours previous closed for the Tea House Plantation he seemed most anxious to look into the Cat Cay proposition and made enquiries regarding about everything one could think of.

I was very glad indeed to meet Mr Ballard and greatly appreciate your efforts in the matter.

With best wishes and kindest regards fro us both to yourself and Mrs Fisher.

Yours very truly

M. W. Strong

August 12th, 1920.

Mr. E. W. Strong,
Strong Manor,
Cat Cay, Bahamas.

My dear Strong:-

I have your letter of the 26th ult. I had a letter from Ed Ballard the other day and he is still figuring strong on Cat Cay and he is the one man in all America that I believe can do the job right. He trades fast, is a big square fellow with a lot of friends. I am sorry you did not get to go over Cay Cay with him, however, let the thing rest until November and I will be down the 1st of November and will get Ballard to come over to see you. The fact that he has a place at Miami is no reason why he could not have the other place and I have already written him to this effect.

I am sorry it isn't time now to come to Miami.

Yours very truly,

OGP:EM

Sept. 15th, 1920.

Mr. H. W. Strong,
Gat Cay, Bahama Is.

My dear Strong:-

We wish to put a wireless telephone
on Gat Cay this winter, Will you please make appli-
cation from the British government for the installation
of same?

Yours very truly,

GGF:EM

Cat Cay, Bahamas. Dec 1, 1920.

Mr Carl G. Fisher.

Miami, Beach, Fla.

My Dear Carl:-

I am sorry and ashamed to have to tell you that I have only this day received your letter relative to the installation of a telephone at Cat Cay.

Mrs Strong and myself went to N.Y early in September and arranged to have our mail forwarded from our box at Miami to wherever we were stopping, but neglected to tell the folks at Cat Cay to forward any that may come there, so what did they do but hold it until our return. All our mail comes addressed to us at Box 459, Miami, Fla. and the Customs Office forwards it to us either direct to Cat Cay or to Bimini when ever there is any, in that way we get our mail frequently, while if it goes via Nassau we only get it once a month. I have made the request for permission to erect a wireless telephone at Cat Cay for private use, not a commercial proposition.

I was sorry not to have seen you while in Miami, but you were busy and I was trying to get home as soon as I could, so did not call again. Will see you soon. Best wishes and kindest regards to you both. In which Mrs S joins me.

Very truly

M. W. Strong

R. B. FISHER
ATTORNEY

Bimini - Cat Key

Saniusky, O., June 21, 1922.

Mr. Carl G. Fisher,
Indianapolis, Indiana.

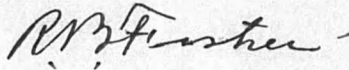
My Dear Mr. Fisher:-

After seeing you I wrote Ballard and Taggart and before leaving Indianapolis, I had a talk with Allison and wrote Ballard what you thought of the proposition. This morning I am in receipt of a letter from Mr. Peters and he expressed himself with a great deal of approval as to your views on the situation, and would like mighty well to have you and Ballard and Taggart into the proposition, or any others that you might suggest. A man by the name of Johnson has been to see Mr. Peters and has gone over the situation with him, and also went to Nassua to see what the situation was there. The Nassua people want Captain Charles Thompson to come with them, and Thompson wants to stay with the Bimini proposition and wants you to take an interest in it, believing with your interest and prestige it can be made one of the most attractive places on the East coast, and will take the trade from Nassau. The distance from Miami, the location and the Hotel already built have a great advantage over Nassau. I wish that you would take the matter up personally with Ed. Ballard and advise me what he has to say. Thompson advises smaller boats than you suggested, boats that will draw about 12 feet of water, and sea-worthy, that would

R. B. FISHER
ATTORNEY

not necessitate any great expense. Please let me hear from
you by return mail.

Yours truly,

A handwritten signature in dark ink, appearing to read "R. B. Fisher". The signature is written in a cursive style with a horizontal line extending to the right.

RBF-MR

R. B. FISHER
ATTORNEY

Sandusky, O., June 28, 1922.

Carl G. Fisher,
Indianapolis, Indiana.

Ed. Ballard,
French Lick Springs, Indiana.

My Dear Sirs:--

I am taking the liberty of writing the same letter to each of you, in regard to Hotel Bimini, for I think you are both equally interested in this proposition on my talk with you.

I suggested to Mr Ballard that Mr. Peters would be interested in taking over the Tee House Plantation at Lemon City as a part consideration for the Bimini Hotel, and I am not certain, but I think I made the same statement to Mr Fisher. I am in receipt of a letter today from Mr. Peters saying that he would consider the Tee House Plantation at Lemon City belonging to Mr. Ballard, at \$200,000, and that he would also consider beach property of the same value from Mr. Fisher, providing an agreed price could be obtained for Hotel Bimini. The price that Mr. Peters is asking for that is \$750,000. The balance of the purchase price can be made, say five notes payable each twelve months at six per cent, four of these notes at \$50,000 each and one note \$35,000 you to assume the present mortgage of \$115,000 due in 1924. I am giving you now the substance of Mr. Peters proposition, and I would be glad to meet you gentlemen together for further consideration of an exchange of property and an agreement upon prices.

If this plan could be carried you would not have to put up any money at the present time. It is difficult to submit a proposition of this nature, and I would much prefer to see you personally, and if at all interested I wish that you would advise me when and where I can meet you, for I believe that from my knowledge of the situation that you together, with one or two others, would be able to handle Hotel Bimini.

Please let me hear from you by return mail.

RBF-MR

Yours truly,

R. B. Fisher

June 29th, 1922

Mr. R. B. Fisher,
Sandusky, Ohio.

Dear Sir:

Replying to yours of the 28th., I am not now, or never have been, interested in Bimini. The plan there don't suit me one bit and never will, and I want to impress thoroughly on your mind, Mr. Fisher, that I could not possibly be interested in Bimini. There are no facilities there for golf, polo or other amusements to make it attractive.

Yours very truly,

CARL G. FISHER

Mr. Fisher absent,
signed by MC

CGF-MEC

Cat Key

Mr. Chase

May 27, 1927.

Mr. Fisher.

Cat Key Club.

Before I left Miami Beach I made a deal with Dan Mahoney to turn over to a club a part of Cat Key for a small club and pier there on the eastern side of Cat Key at Dollar Harbor which is an unusually good harbor. The best part of the harbor, however, is at the southern part of the island. We could build a small inexpensive building and pier there with a care taker and it would greatly facilitate our general club plan of having a fishing club in the Bahamas.

I don't think Dan has done anything on the matter. When you get back, I think you could get up a club there with a very small membership and we could get enough to pay for the pier and club house. We don't want anything elaborate. What I have in mind can all be done for \$10,000 or \$12,000.

Then we can enter into arrangements to cooperate in the expense of maintaining this club, together with Cocolobo and Montauk clubs.

Will write you further in a few days.

CGF:T

March 15, 1928.

Capt. Desmond Clark,
Miami, Florida.

My dear Mr. Clark:

This will introduce to you Captain
Milo W. Strong, the owner of Cat Cay, the
island I referred to in our conversation of
a few days ago.

If you are continuing to be inter-
ested in seeing this island, I think I can
send you over on Tuesday on the "Shadow H"
with Captain Strong. I may not be able to
be with you, but Captain Strong is thoroughly
familiar with the picture which I had in mind
for the development of the island. If you
cannot make it on Tuesday, I will get a boat
to take you on Wednesday.

I have not lost faith in the last
three or four years in the prospects of the
business that could be done by a good substan-
tial boat going from Miami to Cat Cay, where
a small hotel could be had and a club house
and small cottages.

Long Key Fishing Camp, which is ninety
miles south of here, is very profitable, without
the facilities for liquor, without the location
or the beauty of Cat Cay and without a golf course
-- in fact, without anything except some fishing
boats. Long Key has one advantage in the railroad
connection, but Cat Cay has better fishing grounds
by far, and would make it available for thousands
of people to actually see the Grand Bahama Banks
which have been famous for their beauty for hundreds
of years.

Very truly yours,

CGF:T

THE CAT CAY CLUB



DALLAS PARK HOTEL

MIAMI, FLORIDA

April 1, 1928.

Mr. Carl G. Fisher,
Miami Beach, Fla.

Dear Mr. Fisher:

Mr. Strong left word for me that you had definitely agreed to take over that small piece on Cat Cay for your club purposes.

On account of all my original arrangements with him, etc., I would like awfully to see you just as soon as possible, with a view of talking over some of the details.

It is needless to say that I feel immensely pleased that you are going to do what you anticipate and there are naturally many ways in which I can be of assistance. At least I have a small organization actively at work, which can be used in a supplementary way.

Wont you please have your Secretary, Mr. Thompson, let me know when I can come over to see you?

Sincerely,

A handwritten signature in cursive script, appearing to read "J. R. Clark". The signature is written in dark ink and is positioned to the right of the typed name "Sincerely,".

JRC/om

April 30, 1928.

Mr. J. R. Clarke,
Dallas Park Apartments,
Miami, Florida.

My dear Mr. Clarke;

I expected before this to be able to get over to Cat Cay with some of our Board. One of the members came on here and only had a few hours to stay and left for the Panama Canal. He returned and had one and one half hours to catch a train for New York. Another member of our Board was caught in a big fire in New York which takes all of his time so that he is cut out of his visit. This leaves the whole situation up in the air again. I don't want to tackle the job until our Montauk Club is re-financed and until we can spend \$10,000 or \$15,000. on the island.

I was in hopes the Bath Club might purchase the island and give us rights on same which would be just what we would like to have and would be a good thing for the Bath Club, especially so if they would provide some sort of transportation.

I will let you hear further from me after I return north and meet our new Board.

Very truly yours,

CGF:T

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This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable sign above or preceding the address.

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SIGNS

- DL = Day Letter
- NM = Night Message
- NL = Night Letter
- LCO = Deferred Cable
- CLT = Cable Letter
- WLT = Week-End Letter

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Received at

152 MAIN STREET PORT WASHINGTON N Y

N57 4 4 DL=INDIANAPOLIS IND JUL 26 1136A

WALTER THOMPSON=

SEC CARL G FISHER PORTWASHINGTON NY=

NORMAN PERRY OF INDIANAPOLIS LIGHT AND POWER CO INTERESTED

IN CAT CAY STOP WILL YOU ASK MR FISHER TO WIRE HIM

IMMEDIATELY HIS OPINION OF C C AND ITS POSSIBILITIES STOP

THE FINANCING HINGES LARGELY ON OPTIMISM OF REPLY STOP

AT CLAYPOOL STOP REGARDS=

J R CLARK.

136P.

Telephone No. *PN 948*
 Telephoned to *1405*
 Time Delivered *not*
ask To be *mail*

Charge to the account of _____

\$ _____

CLASS OF SERVICE DESIRED	
DOMESTIC	CABLE
TELEGRAM	FULL RATE
DAY LETTER	DEFERRED
NIGHT MESSAGE	CABLE LETTER
NIGHT LETTER	WEEK END LETTER

Patrons should check class of service desired; otherwise message will be transmitted as a full-rate communication.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

NO.	CASH OR CHG.
CHECK	
TIME FILED	

Send the following message, subject to the terms on back hereof, which are hereby agreed to

JULY 27, 1928.

HOBMAN PERRY. INDIANAPOLIS LIGHT & POWER CO. INDIANAPOLIS

I AM ASKED BY J. R. CLARKE TO WIRE YOU REGARDING THE
 POSSIBILITIES OF CAT CAY. I AM MUCH INTERESTED IN
 CAT CAY AND THINK IT HAS POSSIBILITIES OF BEING THE
 MOST FAMOUS AND WONDERFUL RESORT IN WORLD IN NEXT
 FEW YEARS. IT ONLY TAKES AMBITION WITH VISION AND
 WORK TO MAKE CAT CAY FULFILL THESE STATEMENTS. I
 WILL PERSONALLY BE VERY GLAD TO COOPERATE NOT ONLY
 WITH MY ADVICE BUT FINANCIALLY

COPIE

C. G. FISHER

August 29, 1928.

TO WHOM IT MAY CONCERN:

For several years past I have been acquainted with the advantages of Cat Cay for hotel and club purposes, for the use of the island as a big drawing card for fishermen and golf players who wish to get away from the more active resorts.

Cat Cay has three bathing beaches as fine as any others I know of in existence. The island itself is practically solid rock and is indestructible. The harbors are well protected and can offer accommodations for a large number of yachts. The distance from the mainland of Florida is less than fifty miles and with proper transportation thousands of visitors to Miami and Miami Beach would certainly visit Cat Cay for at least one or two days, if only to say they had seen the Grand Bahama Banks.

I had at one time seriously considered building a golf course, club house and small hotel at Cat Cay and I continue to think the plan a good one, but my own investments at Montauk and at Miami Beach are such that I cannot see my way clear to go ahead with these additional investments at this time.

We are seriously considering leasing a portion of this island to extend our Club system and will be glad to cooperate with any owners of the islands who will go ahead with the necessary improvements so that our Club members could have available these additional club facilities.

Very truly yours,

CGF:T

BRITISH CAT CAY CLUB
BAHAMAS
~~THIRTY MINUTES FROM MIAMI~~

December 6th
1928

Mr. Carl G. Fisher,
Fisher Properties,
Miami Beach, Florida

My dear Mr. Fisher:

Please note heading of this stationery. I had this made in anticipation only, and it is not in use.

Under your criticism of the caption - thirty minutes from Miami - I am killing that, and in the literature having another cut made setting forth - forty minutes by plane, one and one half hours by express cruiser, and three hours by steamship.

One or two things I did not succeed in telling you the other day - in making new deal with Mr. Strong paid him \$3400.00 in cash, not a huge sum, of course, but enough to show confidence. He reciprocated by putting the house in on the deal. Thereby consolidating all of Cat Cay in one piece now. Reduced the interest rate from eight per cent to six per cent, lopped off a large sum of back interest, nothing more to pay until April, 1929, and five years on balance in annual payments.

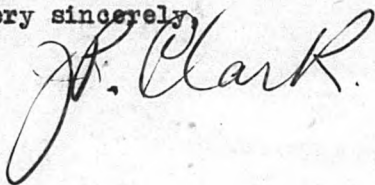
Have incorporated under British laws, "The Bahamian Company, Limited", capitalization \$500,000.00. Incorporation is now finished. It will receive the

BRITISH CAT CAY CLUB
BAHAMAS
~~THIRTY MINUTES FROM MIAMI~~

2-

property. Thus, I believe, making it a little easier to handle some financing.

Very sincerely,

A handwritten signature in cursive script, appearing to read "J. Clark". The signature is written in dark ink and is positioned to the right of the typed name "JRC/SM".

JRC/SM

Alhambra Hotel
Miami
Florida

Wasey cut Key

September 13, 1929.

Mr. G. LeBoutillier,
267 Pennsylvania Station,
New York City.

My dear LeBout:

Mr. Louis Wasey, who as you probably know, has purchased several pieces of property from us, was out the other day and he wants to build him a house here for next season, so we made him a trade of some of his city property for 250 feet of lake front property on the eastern side of Montauk Lake. This is a part of 500 feet property which I reserved there a year ago just for some special occasions of this kind.

In addition to building a house here, Mr. Wasey is interested in having his own boat-house in the commercial property where he can erect a small yard and watch his own paint jobs and build a few row boats, etc. As you know, many men get in the boat business just to have something to do in their idle hours, and I think Mr. Wasey is anxious to have a place to loaf around and smell the cedar shavings, which is something I like to do.

In order to locate him in the commercial section, it will be necessary to make a dredge out giving him a slip so that his racing boat and his power boat can get into this location. I think he will take two acres at a price of \$21,000. It will probably cost us \$10,000 to make this out with the big dredge, but it will have to be done some day. The dredge will be off the job they have in the lake about next Wednesday.

What do you think about putting through this extra cut while the dredge is here?

Yours,

CGF:T

MemO:

Sept. 13, 1934

Subject Cat Cay

Mrs. Margaret C. Fisher:

I have your letter of the 10th inst. requesting information concerning the cost of south Cat Cay to Mr. Fisher. I find the following record of payments by Mr. Fisher:

Dec. 21, 1918,	W. E. Brown, purchase of 20 acres by Brown.....	\$400.00
Feb. 21, 1919,	W. E. Brown, commission	<u>20.00</u>
		420.00

signed

PAUL KUNSCHIK

Note: Mr. Brown was an employee of Mr. Fisher's.

MFL

MIL W. STRONG
R. F. D. 75
MONTAUK POINT, N. Y.

OCTOBER 5TH,
1941.

MR CARL G. FISHER,
MONTAUK POINT, N. Y.

DEAR CARL:-

I GOING THROUGH SOME OF MY OLD PAPERS, I CAME
ACROSS THE ENCLOSED LETTER, RELATIVE TO SOUTH
CAT CAY.

FROM THIS LETTER IT APPEARS QUITE PLAIN THAT
COMMODORE ROOME OWNED PRACTICALLY ALL OF SOUTH
CAT CAY, AND THAT NIT WIT AT NASSAU WHO CLAIMS
THAT HE OWNS NEARLY ALL OF IT, IS CRAZY IN THE
HEAD. THOUGHT YOU MIGHT LIKE TO HAVE THIS
LETTER.

YOURS TRULY

M. W. S.

Milo W Strong

[Handwritten notes and signatures]

COPY

ERWIN, WASEY & COMPANY, INC.
ADVERTISING

Graybar Building
New York 17, N. Y.

June 27, 1947

Mr. H. W. Wright
Whitfield Wright & Whitfield
Metcalf Building
Orlando, Florida

Dear Mr. Wright:

I have your letter of recent date asking information on the acreage Mrs. Margaret Fisher owns in the center of South Cat Cay.

First of all, when I called on Mrs. Fisher a year ago last summer I told her I wanted to do a little hunting on her property and my own if we found the Island suitable for putting out birds, but after having an expert look it over it was decided this was not possible.

I have not made any improvements on the island nor do I contemplate any. The island is so long and narrow it is really not suited for anything.

I told Mrs. Fisher that sometime in the future I planned to move Colored Town from Cat Cay to South Cat, but that I would let her know before so doing and if she wanted to sell her twenty acres for a modest price I would be interested in buying it.

When you see Mrs. Fisher please give her my kind regards and those of Mrs. Wasey, as well.

Very truly yours,

(Signed) L. R. Wasey

lrw/m

JLM/WH

(Signed) G. H. Massey

Very truly yours,

of Mrs. Massey, as well.

When you see Mrs. Eberle please give her my kind regards and those

a modest price I would be interested in buying it. I know before so doing and if she wanted to sell her twenty acres for colored down from Cat Cay to South Cay, but that I would let her I told Mrs. Eberle that sometime in the future I planned to move

anytime.

My. The island is so long and narrow it is really not suited for I have not made any improvements on the island nor do I contemplate

not possible.

but after making an expert look it over it was decided that was and my own if we found the island suitable for building out bridge, summer I would let her I wanted to do a little building on her property first of all, when I called on Mrs. Eberle a year ago last

day.

enclose Mrs. Margaret Eberle owns in the center of South Cay I have your letter of recent date asking information on the

Best W. Wright:

Orange, Florida
Netsell Building
Mittler's Market & Miscellaneous
W. H. Wright

June 21, 1944

New York 14, N. Y.
Crestview Building

For Wacey
letter to
W. H. Wright
Re: Cat Cay
Baltimore
Blood in
tin box

RECEIVED
JUN 21 1944
COMMUNICATIONS SECTION
U. S. DEPARTMENT OF JUSTICE

LAW OFFICES
WHITFIELD, WRIGHT & WHITFIELD
707-711 METCALF BUILDING
ORLANDO, FLORIDA

W. K. WHITFIELD 1872-1940
HOMER W. WRIGHT
W. K. WHITFIELD, JR.

June 28, 1947.

Mrs. Carl G. Fisher,
Montauk, New York.

Dear Mrs. Fisher:

I have received from Mr. Wasey a reply to my letter to him in reference to your property in the center of South Cat Cay, and I am enclosing to you herewith a copy of his letter.

Inasmuch as you are in New York, and it seems that Mr. Wasey has an office in New York City, you might like to call on him and discuss with him the proposition mentioned in his letter, and for that reason I am sending you a copy of his letter.

We continue to have nice rains here.

Trust that you will have a pleasant summer.

With kind regards and best wishes, I am,

Very truly yours,

WHITFIELD, WRIGHT & WHITFIELD

By 

HWW/j

Encl. - Copy of letter.



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OFFICE OF
CHAIRMAN OF THE BOARD

GRAYBAR BUILDING
NEW YORK 17, N. Y.

January 7, 1953

Mrs. Howard Lyon
1460 Brickell Avenue
Miami, Florida

Dear Margaret:

It has been a long time since I have seen you, and I found your address through Mrs. Jewell Edwards, as I did not know where in the South you were located.

I am coming down for the winter to Cat Cay next Thursday morning, flying from New York. Then I will go over to the Island on Saturday.

I would like to meet you on Friday at any time that is convenient to you, and will 'phone you on Thursday when I get to Miami.

I want to have a discussion with you about South Cat Cay. I would be very glad to discuss this with you and your lawyer if you want me to.

What I have in mind is this: I have a ninety-nine year lease on South Cat Cay, other than the twenty acres that you own. The rental that I am paying yearly is thirty shillings per acre, and the acreage that I have consists of forty. I can buy this acreage from the Government any time that I care to do so after I have spent \$5000 on the Island.

20 Jan 1953

The way it is situated at the present time, I have the first twenty-eight acres on the north side nearest Cat Cay; you have your twenty acres just south; then south of you, I have twelve acres more.

*has to cross my land ?
wants to put negro colony on South end -
net L*

-2-

Colerain?

I am going to put my colored town on South Cat Cay, which, naturally, does not do the property any good. But as the Island is nothing but a mass of rocks, I can not imagine anybody building any resort homes there.

However, I want to be a hundred percent fair with you, and I am perfectly willing to make a lease on the same basis that I am paying the Nassau Government, or to buy your twenty acres at the same price I can buy the other acreage.

I get out a yearly magazine called the Cat Cayer, and I am sending you one under separate cover.

I do not get much news from Montauk these days, and I do not know whether you have been going out there in the summers or not.

I had Mrs. Milo Strong and her companion over to the Island for Christmas and New Year's. In fact, I get them over every year at that time.

It is way back now in '31 when Carl introduced me to Mr. Strong at Montauk and was helpful in my buying the Island from the Strongs.

Looking forward to seeing you, and with best wishes,

Sincerely,

Louis R. Wasey

LRWasey
eam



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OFFICE OF
CHAIRMAN OF THE BOARD

GRAYBAR BUILDING
NEW YORK 17, N. Y.

January 14, 1953.

Dear Mrs Lyon:

Mr. Wasey asked me to drop you a note to tell you he has been delayed on his trip South, and will not be coming down until next week - about Thursday - and he will get in touch with you when he arrives.

Very Sincerely,

Margaret Luckman
Secretary to Mr. Wasey

mcm.

Mrs Howard Lyon
1460 Brickell Avenue
Miami, Fla.

Chambers,
Nassau,

Miami, Jan. 6

Dear Mr. Higgs.

I have reached an agreement with Mr. Lour R. Wasey for him to purchase 20 acres of land on South Cat Cay.

I would like to have you represent me in this sale.

Hon. Stafford L. Sands, represents Mr. Wasey.

My agreement was for ~~Mr~~ Wasey to pay a total price of \$25,000.00, with ~~6%~~ ^{6%} interest, \$5,000.00 on signing contract, balance payable \$5,000.00 per year, with clause that full amount may be paid at any time.

Very truly,

When your last request
for a loan came - I was
up North and did not
find an opportunity to
reply.

I really would like to
help you to some day
have all of these things
you stress greatly at the
moment.

I would hope that
you can in some way
find the joy and
independent feeling

of making definite plans
^{new houses, ~~rest~~ or ~~make in~~}
for your future, and
then put all the zest
you have into attaining
that goal - work for
it just as hard as you
would an A mark
in school!

Life is made up of
sacrifices and compensations,
and now, even tho you
are both quite young
you have now assumed
a responsibility to each

other and your child
which only the two can
work out to a ^{successful and} happier
conclusion.

I have always saved
at least a small portion
of what I have earned —
and no matter how small
the amount saved — I
looked at my growing
savings account with
great pride.

I ~~to~~ am sending
via of your very best
friend and adviser

Your Mother, a Savings
Bank Book, with a
small start for you
to try to add to each
week or month, even
if the amount is small
the important thing is
to discipline yourself
to save something.

Perhaps you have
never tried budgeting —
which is really the
first step to saving.

I enclose a sample budget cut from Herald and note they have a sheet for advice.

If you would write just what salary you take home,

number in family ^{you have}

and installments due

they could likely help ^{identify}

you lay out a

systematic budget

for your own use that could start you out on

the right foot.

If you make a try
of this I will be interested
to know just what
you accomplish -

With ~~best~~ all good
wishes to you truly
Sincerely -

D. C.

Roome - } agreed to give
 } corrected deed -

} reopen estate
 had been discharged

going to Colo - Mon -

June
1 -

Mr Fisher

Lawrence - ~~Harwood~~ office

→ R-3-6451

WESTERN UNION
WESTERN UNION
WESTERN UNION

&GAGA

WU AE063 10 PD INTL FR

MZ NASSAU VIA TRT MIAMI AXXXJAN 16 9:10A

LOUIS WASEY

COLUMBUS HOTEL MIAMIFLA

TWENTY POUNDS PER ACRE

HIGGS

945A

*Wasey called on us
at 1460 Brickell -
rather "cocky" -
a generous offer
only 200.00 for me -
considered "evidently"
said "Coul had
whole thing" -
panel*



ERWIN, WASEY & COMPANY, INC.

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OFFICE OF
CHAIRMAN OF THE BOARD

GRAYBAR BUILDING
NEW YORK 17, N. Y.

June 20
19 55

Mrs. Carl Fisher
Montauk Point, Long Island
New York

My dear Margaret:

The other day in Miami I called you up, and you were out. I didn't call back as I was on my way north.

I am going to make a Foundation on the two-thirds interest under the lease that I have at South Cat Cay and give it to the Foundation. I am going to raise money to build an ideal colored town on the Island. This is an operation that I am going to do and not the Cat Cay company. I have had engineers go over the property and they recommend laying the village out on the north end of the Island, which has some sand on the property. As you know, the Island is long and narrow and most of it is all rock, covered with two feet of brush. With all the years that you have had the Island, it is not doing you any good, and the only advantage to me in having it would be so that I can tell the colored people that they have a whole Island of their own, and as a matter of pride it would be a nice thing for them to say. Outside of this, I do not need the acreage.

I have told the people that are going to go into the Foundation with me that I was going to offer you \$5,000 cash for your acreage, or \$1,000 a year for ten years, and give you your choice. Think this over, and I will get in touch with you either this coming weekend or the week following, because I am going to Nassau the day after the 4th of July for the balance of the week and am going to England July 15 for two months.

I hope you are well, and with best wishes, I remain

Yours very cordially,

LRWasey
it

My reply on back of this letter

M.F.F.

London, Ohio
July 7th, 1955

Mr. L. R. Wasey,
Erwin, Wasey & Company, Inc.
Graybar Building,
New York City.

Dear Lou:

Have been in Ohio for a couple of weeks, and likely will not return to New York before you sail.

Regarding the South Cat Cay property - you could have owned it years ago, if you had not persisted in making ridiculous offers to me, which amounted to me giving you the place. Real estate has been a business for me the past several years and when I am ready to sell a property I name the price. In this case, it is \$25,000.00. I would take one half cash, with the balance over not over five years at 6% interest.

Will get my mail thru the Montauk Long Island postoffice for the next few months. It is forwarded to me wherever I happen to be. My attorney is Mr. W. Gerry Miller, 546 S. E. 3rd Ave. Ft. Lauderdale, Fla. to whom correspondence may be addressed if you wish to close the deal.

Cordially,

To Mr. Miller:

This is regarding 20 acres of land on South Cat Cay, Bahamas, which Mr. Wasey has wanted for the past twenty years. I have known him long - and well. I do not know whether there is any difficulty in getting money out of the Bahamas or not, but you will know about it anyway.

Best regards, M. F. Lyon

Leaving for NY Sunday be at Montauk around the 20th, I think.



ERWIN, WASEY & COMPANY, INC.

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OFFICE OF
CHAIRMAN OF THE BOARD

GRAYBAR BUILDING
NEW YORK 17, N. Y.

July 14, 1955

Mrs. Howard Lyon
Montauk, New York

My dear Margaret:

Your letter has been received, just before my departure for England. I will be back the middle of September, at which time I will get in touch with you.

I think we can work out something that will be satisfactory all the way around.

With my best wishes to you and Howard, I remain

Very cordially yours,

LHWasey
it

Not answered
M.J.F.

CHAMBERS,
NASSAU.
BAHAMAS.

17th December, 1955.

Mrs. Howard Lyon,
1460, Brickell Avenue,
Miami, Florida.

Re: Mr. L. R. Wasey.

Dear Mrs. Lyon,

Mr. L. R. Wasey was in my office this morning and informed me that he has reached agreement with you to purchase the 20 acres of land owned by you on South Cay Cay for the price of \$25,000 U. S., payable as to \$5,000 in cash, and the balance to be secured by a 6% mortgage for \$20,000, repayable by 4 annual instalments of \$5,000 each, the first instalment to be due one year after the date of the mortgage. The mortgage would also contain a provision giving Mr. Wasey power to repay the whole balance due to you at any time with interest to date but without any premium being required.

Mr. Wasey has given me a cheque in your favour for \$5,000 on The First National Bank of Miami, which I will be glad to pay over to you against execution of a proper Agreement for Sale on the above terms, and with the further stipulation that completion will be subject to my approving the title of the property on Mr. Wasey's behalf. Since I understand that this property was granted to you by the Crown, this should present no difficulties.

Miami, Florida,
Dec. 23, 1955.

Mr. Stafford L. Sands,
Chambers,
Nassau,
Bahamas.

Dear Mr. Sands:

Have your letter of the 17th, regarding agreement with Mr. Wasey to purchase 20 acres of land on South Cat Cay.

I would like Mr. Godfrey W. Higgs, of Higgs & Johnson, Bay St. PO 796 to represent me.

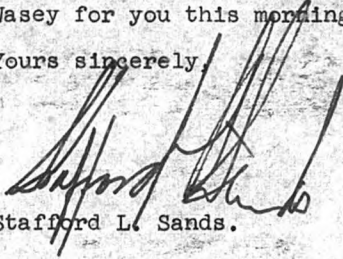
I have had no correspondence with him. Will you please advise him whatever papers are required in this transaction, since I am not familiar with this matter, as required in your country.

Very sincerely,

Mrs. Howard W. Lyon,
1460 Brickell Ave.
Miami, Fla.

Will you please let me know which lawyer in Nassau will represent you in this matter, as I would like to obtain his agreement to the form of Contract for Sale, and as it will also be his responsibility to prepare the Conveyance from you to Mr. Wasey. As soon as I hear from you on this point, I will be able to move towards paying over to you the cheque for \$5,000 left with me by Mr. Wasey for you this morning.

Yours sincerely,



Stafford L. Sands.

SLS:dla

CHAMBERS,
NASSAU,
BAHAMAS.

3rd January, 1956.

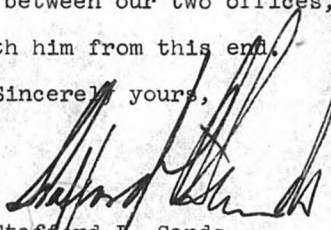
Mrs. Howard W. Lyon,
1460, Brickell Avenue,
Miami, Florida.

Dear Mrs. Lyon,

I beg to acknowledge the receipt of your letter of the 23rd December, from which I note that you would like the Hon. Godfrey W. Higgs to represent you in this transaction.

Since it is, strictly speaking, improper for me to notify the Attorney whom you wish to represent you, might I suggest that you drop Mr. Higgs a short note asking him to represent you, telling him briefly of the terms which you have agreed with Mr. Wasey, and asking him to contact me. Mr. Higgs and I are friendly, and transact a considerable quantity of business between our two offices, and I will be most happy to work with him from this end.

Sincerely yours,



Stafford L. Sands.

SLS:dla

GODFREY W. HIGGS
MERVYN JOHNSON
G. A. D. JOHNSTONE

TELEPHONE 4072
4073
CABLES: LEX, NASSAU

P.O. BOX 247

HIGGS & JOHNSON

CHAMBERS,

NASSAU,

BAHAMAS.

8th February, 1956.

Mrs. Howard W. Lyon,
1460 Brickell Avenue,
Miami, Fla.,
U. S. A.

Dear Mrs. Lyon:

I am enclosing herewith agreement for sale in duplicate signed by Mr. L. R. Wasey in respect of the 20 acre tract of land which you have agreed to sell to him.

I am also holding Mr. Wasey's cheque for \$5,000.00 in your favour to be delivered by me to you when you return the enclosed agreements for sale.

Will you kindly sign both copies where indicated in pencil in the presence of a witness and return them both to me when I shall proceed to complete this matter for you.

Yours sincerely,

HIGGS & JOHNSON.

By
Godfrey W. Higgs.

GWH:rdl
Encs.

*check paid
mct*

Dear Lou:

As you know, it was one year ago in Freburary that be began proceddings for the sale to tou of my portion of South Cay.

For several months the lawyers were ~~working~~ engaged in clearing up the papers. Last Nov. my lawyers in Miami submitted to Higgs & Johnson papers to be approved by your lawyers.

My law firm here have not even had a reply from their last lette of Dec. 12. so, I thought you might shake some of them up a bit and let us get this deal on the way.

From all reports you are as usual having a nice season.

Sincerely,

Mar 19-57

Hon. Harry P. Sands

Albany, Nassau

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)
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WALLACE I. GARRICK

CABLE ADDRESS
'EVANSON'

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

Higgs

November 5, 1956

Mrs. Margaret C. Lyon
1460 Brickell Avenue
Miami, Florida

Dear Mrs. Lyon:

Pursuant to our telephone conversation of this date, you will find enclosed herewith an original and two copies of the Petition that I shall present to Judge Blanton upon your execution and return of the original and one copy.

After the return of this Petition, duly executed, to our office it should take no longer than four or five days before we have the order of the Court and the corrective deed in the possession of Higgs & Johnson in Nassau, Bahamas.

Yours very truly,

Wallace I. Garrick

For the Firm

7/er
Enclosure

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Evans, Mershon, Sawyer,
Johnston & Simmons

P. O. Box 1390

Miami 8, Florida

ERSHON, SAWYER, JOHNSTON & SIMMONS

CABLE ADDRESS
'EVANSON'

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

November 14, 1956

THOS. McE. JOHNSTON
O. B. SIMMONS, JR.
JAMES P. REEDER
ATWOOD DUNWODY
W. O. MEHRTENS
W. E. DUNWODY, JR.
ROBERT B. COLE
THOMAS S. TRANHAM, JR.
HARRY P. DAVISON, JR.
A. ALSTON FISHER, JR.
WALLACE I. GARRICK

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

In Re: Sale of Real Property Located
at South Cat Cay

Dear Mrs. Lyon:

Enclosed herewith please find the original Deed of Confirmation which we are sending for execution by you. Subsequent to our last telephone conversation, we noted that the Nassau attorneys made reference to the signing of the Confirmation Deed by the "parties". In conformity thereto, we have made provision for your signature below that of Mr. Walter C. Roome.

Please execute the Deed as "Margaret Collier Lyon" and return the same to this office at your convenience.

Yours very truly,

Wallace I. Garrick

For the Firm

7/er
Enclosure

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

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CABLE ADDRESS
'EVANSON'

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

November 29, 1956

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

Re: Sale of Real Property Located on South Cat Cay

Dear Mrs. Lyon:

Pursuant to request of attorneys Higgs and Johnson, Nassau, Bahamas, we have mailed to them this day the following documents in furtherance of clearing up title to the above real property:

1. Deed of Confirmation,
2. Certified copy of Order authorizing the execution of said Deed of Confirmation by Walter C. Roome, as Executor of the Estate of Henry C. Roome, Deceased,
3. True photostatic copy of Registrar's Record of Death of Mrs. Sarita I. Roome,
4. Exemplified copy of Last Will and Testament of Henry C. Roome, Deceased; Order admitting same to probate; Letters Testamentary and Certificate of the Clerk of the County Judges' Court.

The foregoing documents are all that have been required of us by Messrs. Higgs and Johnson and it is believed that they will suffice in the clearing up of title. We shall furnish them with any other documents that they may request. However, we doubt that such a request will be forthcoming.

We shall keep you advised as to any further services required of us in this matter.

Yours very truly,

Wallace I. Garrick

For the Firm

7/er

*2-24-56
Rec'd Dep. - 5000*

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)
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'EVANSON'

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FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

April 8, 1957

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

In Re: Mrs. Howard W. Lyon - Sale of Property
On South Cat Cay - File V-9854

Dear Mrs. Lyon:

Enclosed herewith please find a Verifax copy of a letter directed to us by Mr. Godfrey W. Higgs, Nassau, Bahamas, and an account sheet from Messrs. Higgs and Johnson.

The letter sets forth that Mr. Higgs will obtain from Mr. Sands the \$5,000 check for the annual payment due last February and the executed mortgage and that thereupon he will hold the mortgage. It appears that he does not intend to look to the recordation of the mortgage as security but rather to retain the physical possession of the mortgage, together with these other documents until the full amount of the purchase price has been paid to you. Normally in this country we would record the mortgage rather than retain the possession of it until it was paid. However, if this method of handling the transaction is acceptable to you we can see no reason for not complying with the procedure selected by Mr. Higgs.

We contacted the foreign department of the First National Bank to ascertain the current rate of exchange on English pound notes. We were told that it is now \$2.80 to the pound and that the enclosed account of £150. 10. 0. is equal to \$421.40 in American currency. It might be advisable for you to check this figure with the foreign department of the First National Bank prior to payment thereof.

Record my

Mrs. Howard W. Lyon

-2-

April 8, 1957

It appears that our services in this matter have come to an end. We, therefore, feel that this is the proper time to discuss with you the matter of our fee. Our records reflect that a total of 38 3/4 hours have been spent by us on this matter. This time represents numerous conferences, telephone calls, letters, research and appearances before Judge Blanton, together with the preparation and filing of a petition to reopen the estate of Henry C. Roome, Deceased, for the purpose of obtaining a corrected deed from Mr. Walter C. Roome, the Executor of the said estate and subsequently obtaining an order of discharge of said Executor and obtaining certificates from the British Consul. We feel that a reasonable fee for our services herein is \$500.00. We want you to be completely satisfied with this amount and if you wish to discuss the matter of fee with us further we shall be very pleased to hear from you. Our records further reflect that advances in the amount of \$22.00 were made, as more specifically set forth in the enclosed statement of services and disbursements.

It has been a pleasure to assist you in this matter and if we can be of any further help herein, please so advise us.

Sincerely yours,

Wallace J. Garrick

For the Firm

7/er

Enclosures

Mrs. Howard W. Lyon
 1460 Brickell Avenue
 Miami, Florida

April 8, 1957

TO EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS DR.

FIRST NATIONAL BANK BUILDING

Re: Mrs. Howard W. Lyon - Sale of Property
 on South Cat Cay

<u>1956</u>			
Oct. 23	To Bureau of Vital Statistics - Copy of Death Certificate of Sarita I. Roome	\$ 1.00	
Nov. 19	To County Judges' Office - Reopening Estate of Henry C. Roome	7.25	
" 21	To E. B. Leatherman, Clerk - Notary Certification	1.00	
" 21	To British Consul - Notary Certification	2.10	
" 30	To cash for Costs - County Judges' Office Re: Estate of Henry C. Roome	7.55	
<u>1957</u>			
Mar. 26	To E. B. Leatherman, Clerk - Notary Certification	1.00	
" 26	To British Consul - Notary Certification	<u>2.10</u>	\$ 22.00
April 8	To Fee for Services Rendered		<u>500.00</u>
	Total		\$ 522.00

*Pd Apr 9 - 57
 ak # 28 MB*

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)
M. L. MERSHON
HERBERT S. SAWYER
THOS. MCE. JOHNSTON
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W. O. MEHRTENS
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HARRY P. DAVISON, JR.
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WALLACE I. GARRICK
JOHN D. ARMSTRONG
ROBERT A. WHITE

CABLE ADDRESS
"EVANSON"

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

May 28, 1957

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

Re: Mrs. Howard W. Lyon - Sale of Property
on South Cat Cay

Dear Mrs. Lyon:

We received yesterday and forward to you, herewith, a photo-
static copy of both the Deed, dated March 26, 1957, conveying the above
property and the Mortgage, executed on the 18th day of April, 1957 by Louis
R. Wasey.

Yours very truly,

Wallace I. Garrick

For the Firm

7/er
Enclosures

GODFREY W. HIGGS
MERVYN JOHNSON
G. A. D. JOHNSTONE

TELEPHONE 4072
4073
CABLES LEX, NASSAU
P. O. BOX 247

WJ *J. 30*
HIGGS & JOHNSON
CHAMBERS,
NASSAU,
BAHAMAS.

3rd June, 1957.

Wallace I. Garrick, Esq.,
Evans, Mershon, Sawyer, Johnston & Simmons,
First National Bank Building,
P. O. Box 1390,
Miami 8, Fla.,
U. S. A.

Re: Mrs. Howard Lyon and
Mr. L.R. Wasey

Dear Mr. Garrick:

I have to advise you that I have
now received all the papers from Mr. Wasey's
lawyer, and have lodged them for record.

Since rendering Mrs. Lyon our account,
we have been obliged to expend some more funds for
her and I enclose herewith our complete account.

Yours faithfully,

HIGGS & JOHNSON

By.....
Godfrey W. Higgs.

GWH:ln

Encl.

MRS. HOWARD LYON

in account with

MESSRS. HIGGS & JOHNSON

3rd June, 1957.

1956				
August	7	To Ethel Kemp - typing copies of deeds and having same certified	£	2. 16. 0.
1957				
March	29	" drawing Conveyance to L. Wasey		94. 10. 0.
April	24	" Treasury - stamp duty on Conveyance you to L. Wasey		53. 4. 0.
May	28	" Registry - recording Deed of Confirmation W. C. Roome, Executor of Will of the late H. C. Roome to you		1. 6. 10.
"	28	" Registry - stamp duty on Deed of Confirmation		10. 0.
				<hr/>
			£	152. 6. 10.

- L E S S -

April	15	By cheque - \$421.40		150. 4. 7.
				<hr/>
		Balance	£	2. 2. 3.
				<hr/> <hr/>

£ 3.92

OK # 43
MB

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)

M. L. MERSHON
HERBERT S. SAWYER
THOS. MCE. JOHNSTON
O. B. SIMMONS, JR.
JAMES P. REEDER
ATWOOD DUNWODY
W. O. MEHRTENS
W. E. DUNWODY, JR.
ROBERT S. COLLE

THOMAS S. TRANTHAM, JR.
HARRY P. DAVISON, JR.
A. ALSTON FISHER, JR.
WALLACE I. GARRICK
JOHN D. ARMSTRONG
ROBERT A. WHITE

CABLE ADDRESS
"EVANSON"

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

June 11, 1957

Godfrey W. Higgs, Esq.
Higgs & Johnson
Chambers
Nassau, Bahamas

Re: Mrs. Howard Lyon and Mr. L. R. Wasey

Dear Mr. Higgs:

We are pleased to enclose herewith a check of Margaret C. Fisher, dated June 7, 1957, payable to your order in the amount of \$5.92 which is owing to you as per your accounting enclosed with your letter of June 3, 1957.

Very truly yours,

/s/ Thos. McE. Johnston

For the Firm

3/s
Enclosure
cc: Mrs. Howard Lyon

LAW OFFICES

MARGARET C. COWLEY

887 MADISON AVENUE

NEW YORK 21

TEMPLETON 8-0248

February 6, 1958

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

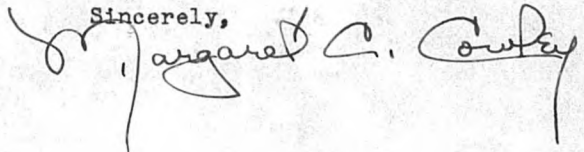
Dear Mrs. Lyon:

Mr. Wasey has sent me your letter of
January 27th because he has no records
with him at Cat Cay.

I wrote Mr. Sands upon receipt of your
letter of January 18th but I have
received no reply, probably because
everyone in Nassau has been so involved
with the strike.

As I previously wrote you, this matter
was handled in Nassau, but from the
records which I have the next installment
of principal is due March 15th not in
February.

Sincerely,



c/w

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1936)
M. L. MERSHON
HERBERT S. SAWYER
THOS. MCE. JOHNSTON
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JAMES P. REEDER
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W. O. MEHTENS
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A. ALSTON FISHER, JR.
WALLACE I. GARRICK

CABLE ADDRESS
"EVANSON"

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

March 5, 1958

Godfrey W. Higgs, Esquire
Higgs & Johnson
Chambers
Nassau, Bahamas

In Re: Mrs. Howard W. Lyon - Sale of
Property on South Cat Cay

Dear Sir:

Some misunderstanding apparently has arisen in regard to the payment of interest on the principal purchase price to be paid for the property sold by Mrs. Howard W. Lyon to Mr. Louis R. Wasey.

Early in 1956, Mr. Wasey and Mrs. Lyon agreed upon the conveyance of the Cat Cay property for the sum of \$25,000. The terms and conditions of the said agreement require that \$5,000 be paid in cash and the balance in four equal annual payments at 6 percent interest. The \$5,000 cash payment was made and promptly deposited by Mrs. Lyon on February 24, 1956.

In 1956 no mortgage was prepared or executed. Objection to the title had been raised which took well over a year to clear. The mortgage was finally prepared by Mr. Sands and forwarded to us by you for execution. It was in the amount of \$15,000. Your letter of transmittal, dated the 20th day of March, 1957, set forth as reason for such change that the installment payment of \$5,000 then held in escrow by Mr. Sands had reduced the principal from \$20,000 to \$15,000. This first installment payment was made by check dated either February 18, 1957 or April 18, 1957 and was received by Mrs. Lyon on May 2, 1957. No interest was included therewith and no interest has been paid since that time on the \$20,000 principal balance. Please refer to your letters of March 20, 1957 and April 1, 1957 to us.

As reflected in said letters, this transaction was a purchase for \$25,000, with \$5,000 payable in cash and the balance of the principal amount

March 5, 1958

of \$20,000 to have been secured by a mortgage at 6 percent. The advance made by Mr. Wasey, at the time called for by the agreement, of a portion of the \$20,000 and the consequential reduction of principal does not relieve Mr. Wasey of the payment of interest on the amount so advanced even though the mortgage, when ultimately drawn, was in an amount which took into consideration the payment of the \$5,000 toward principal.

Mrs. Margaret C. Cowley, counsel for Mr. Wasey in New York, who has been making payments on principal and interest to Mrs. Lyon, has failed to give Mrs. Lyon any satisfaction when approached with this problem. She merely states that the transaction was handled in Nassau by Mr. Sands and Mr. Higgs and that the payments which she sent to Mrs. Lyon were in accordance with the instructions she received. We might point out at this time that Mrs. Lyon has received from Mrs. Cowley quarterly interest payments on the principal balance of \$15,000 for the following months and in the corresponding amounts:

April 18, 1957 to June 15, 1957	\$ 150.00
June 16, 1957 to September 15, 1957	225.00
September 16, 1957 to December 15, 1957	225.00
Balance of Interest due on \$15,000 from December 15, 1957 to April 15, 1958	<u>300.00</u>
Total Annual Interest on \$15,000	\$ 900.00

As aforesaid, however, the interest on the \$20,000 due in February of 1957, amounting to \$1,200, remains unpaid to date. We are, therefore, requesting that you contact Mr. Sands, apprise him of the foregoing and ask that he authorize Mrs. Cowley to make the said interest payment in the amount of \$1,200.

Yours very truly,

Wallace J. Garrick

For the Firm

7/er

cc: Mrs. Howard W. Lyon

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1936)

M. L. MERSHON
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CABLE ADDRESS
"EVANSON"

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

March 7, 1958

Godfrey W. Higgs, Esquire
Higgs & Johnson
Chambers
Nassau, Bahamas

Re: Mrs. Howard W. Lyon
Sale of Property on South Cat Cay

Dear Sir:

Since our letter to you of March 5th, Mrs. Lyon has contacted us and pointed out a correction as to the amount of interest that she considers due.

Mr. Wasey made the \$8,000 cash payment on February 24, 1956. Mrs. Lyon and we are of the opinion that the interest should start to run from this date. The beginning date for interest paid by Mrs. Cowley is April 18, 1957. Therefore, no interest has been paid from the period beginning February 24, 1956 to April 18, 1957. Such would increase the amount of interest due on the \$20,000 from the \$1,200 figure set forth in our last letter to you, to \$1,378.72.

Yours very truly,

For the Firm

7/er
cc: Mrs. Howard W. Lyon

Evans, Mershon, Sawyer,
Johnston & Simmons

GODFREY W. HIGGS
HERVY JOHNSTON
S. A. D. JOHNSTONE

TELEPHONE 4872
4873
CAROL LEX, NASSAU

P.O. BOX 947

MAR 19 1958
HIGGS & JOHNSON
CHAMBERS.
NASSAU,
BAHAMAS.

14th March, 1958.

Wallace I. Garrick, Esq.,
C/o Messrs. Evans, Mershon, Sawyer,
Johnston & Simmons,
First National Bank Building,
P. O. Box 1390,
Miami 8, Fla.,
U. S. A.

Re: Mrs. Howard W. Lyon
Sale of Property on South Cat Cay

Dear Sir,

I acknowledge receipt of your letters of the
5th and 7th instant.

I am afraid I cannot agree that the interest
payment was due in February of 1957. It is true that the
Contract for Sale called for the payment of the purchase
price by a first Mortgage of \$20,000 repayable in four
annual instalments of \$5,000 each. However, the Mortgage
was to date from the date of the completion of the purchase
and, as you know, the sale was not completed until March,
1957. On that date, however, instead of executing a
Mortgage for \$20,000 Mr. Wasey paid a further \$5,000 on
account and executed a Mortgage for \$15,000. It seems to
me that by accepting payment in this way Mrs. Lyon waived
her right to receive a Mortgage for \$20,000 and consequently
interest would only be payable on the \$15,000.

Yours sincerely,

HIGGS & JOHNSON

By Godfrey W. Higgs
Godfrey W. Higgs.

GWH:jp

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)
H. L. MERSHON
HERBERT S. SAWYER
THOS. McE. JOHNSTON
O. B. SIMMONS, JR.
JAMES P. REIDER
ATWOOD DUNWOODY
W. O. MEHRTESS
W. E. DUNWOODY, JR.
ROBERT B. COLE
THOMAS S. TRANTHAM, JR.
HARRY P. DAVISON, JR.
A. ALSTON FISHER, JR.
WALLACE I. GARRICK
JOHN D. ARMSTRONG
ROBERT A. WHITE

CABLE ADDRESS
"EVANSON"

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

March 17, 1958

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

Re: Sale of Property on South Cat Cay

Dear Mrs. Lyon:

Receipt is acknowledged of your letter of March 11, 1958, together with the check, dated March 11, 1958, in the amount of \$5,225 payable to your order and drawn by Margaret C. Cowley for L. R. Wasey.

I have had an opportunity to look into the matter further and I am of the opinion your acceptance of the said check will not vary your position in law from that already established by virtue of your having accepted the past payments designated by Mrs. Cowley as interest on the \$15,000 for the periods specified with each payment. You will therefore find the said check enclosed herewith.

It appears that the interest on the \$20,000 will have to be sought after separately and apart from any action which would involve the mortgage in the amount of \$15,000 on the South Cat Cay property. In other words, Wasey is performing under the terms and conditions of the mortgage in the amount of \$15,000 and we must look elsewhere than to an action of foreclosure of this mortgage in order to recover the said interest. I am certain that Higgs and Johnson will recognize this fact and govern themselves in their dealings with Mr. Wasey or Mr. Sands accordingly.

*Help
MB
Mar 20-58*

Mrs. Howard W. Lyon

-2-

March 17, 1958

I received a letter from Mr. G. A. D. Johnstone of their firm who advises that they have received our letter of March 7, addressed to Mr. Higgs, but that at present he is out of the Colony and that the letter will be drawn to his attention upon his return.

We shall keep you advised of the further developments herein.

Yours very truly,

Wallace J. Larrick

For the Firm

7/er
Enclosure

EVANS, MERSHON, SAWYER, JOHNSTON & SIMMONS

W. I. EVANS (1893-1938)
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CABLE ADDRESS
'EVANSON'

TELEPHONE FR 3-6451

FIRST NATIONAL BANK BUILDING
POST OFFICE BOX 1390
MIAMI 8, FLORIDA

March 26, 1958

Papers clearing title

Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

Re: Sale of Property on South Cat Cay

Dear Mrs. Lyon:

Enclosed herewith please find a Verifax copy of a letter received March 19, 1958 from Mr. Godfrey W. Higgs. Mr. Higgs states therein that the mortgage was to date from the date of the completion of the purchase. In the great majority of cases, such is the manner of preparing the mortgage, although, by agreement between the parties, it may be otherwise. However, Mr. Higgs overlooks an important factor and that is that you, as seller, had cleared up the title by February 25, 1956 and were entitled to a closing and to a corresponding date of the mortgage within a reasonable time thereafter, but that such title was not accepted by Mr. Sands until March 20, 1957, or thereabouts. Some thirteen months elapsed, according to Mr. Higgs, from the date he furnished Mr. Sands with the draft conveyance until such time as the draft was accepted. You executed the said instrument pursuant to the pencilled instructions of Mr. Higgs around March 25, or 26, 1957. We were advised by Mr. Higgs on April 29, 1957 that Mrs. Wasey was in Japan and that Mr. Sands would be unable to obtain her renunciation of dower until her return. A check for \$5,000 was mailed to us with directions from Mr. Higgs to forward it to you. (See our letter to you of May 2, 1957.) Finally, on June 3, 1957, Mr. Higgs advised that he then had received all the papers from Mr. Wasey and had recorded the conveyance. His communication of March 14, 1958, as aforesaid, indicates his opinion to be that the sale was completed in March of 1957. He apparently considers the date of completion to be when Mr. Sands accepted the draft conveyance, although some thirteen months late.

Mrs. Howard W. Lyon

-2-

March 26, 1958

You, apparently, were desirous of selling the property even though the purchaser was dilatory and it was probably to your advantage to so do. However, the acceptance of the \$5,000 payment by Mr. Higgs on your behalf and subsequently by you, after the purchaser had delayed the matter so long, would estop you at this time from maintaining that you consider the sale as completed in February, 1956, regardless of the fact that the mortgage was prepared in such manner as to indicate completion to be in March of 1957.

As set forth in our letter of March 17, 1957, there is little possibility that anything can be done with the mortgage at this time. Mr. Wasey is keeping up the principal and interest payments of the mortgage thereby performing pursuant to its terms. In addition to this, you have the practical problem of representation in Nassau, which is evident from the surprising position taken by Mr. Higgs.

It unfortunately appears that Mr. Higgs will not even try to persuade Mr. Sands that you are equitably entitled to interest on the debt of \$20,000 for the year 1956 to 1957.

In the event you wish to discuss the matter further or if you have any questions involving this matter, please feel free to call me.

Yours very truly,

Walla & Garrick

For the Firm

7/er
Enclosure

LAW OFFICES
MARGARET C. COWLEY

887 MADISON AVENUE
NEW YORK 21
TEMPLETON 8-0248

March 26, 1958

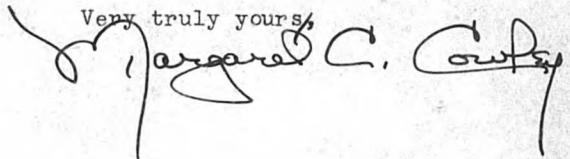
Mrs. Howard W. Lyon
1460 Brickell Avenue
Miami, Florida

Dear Mrs. Lyon:

I was in Nassau last week and discussed with the attorney there your letter of January 18th, which I had previously sent to him but to which I had not received a reply.

I was informed by the attorney that interest was due from the date of the mortgage. I am sure you will agree that no money was owing to you until Mr. Wasey was able to get good title.

Very truly yours,



c/w

Handwritten text, possibly a list or index, written in cursive on a grid background. The text is oriented vertically and includes names and numbers, such as "No. 1", "No. 2", "No. 3", "No. 4", "No. 5", "No. 6", "No. 7", "No. 8", "No. 9", "No. 10", "No. 11", "No. 12", "No. 13", "No. 14", "No. 15", "No. 16", "No. 17", "No. 18", "No. 19", "No. 20", "No. 21", "No. 22", "No. 23", "No. 24", "No. 25", "No. 26", "No. 27", "No. 28", "No. 29", "No. 30", "No. 31", "No. 32", "No. 33", "No. 34", "No. 35", "No. 36", "No. 37", "No. 38", "No. 39", "No. 40", "No. 41", "No. 42", "No. 43", "No. 44", "No. 45", "No. 46", "No. 47", "No. 48", "No. 49", "No. 50".

State of...

Map
of
S. Cat Clay

- Cut tax -

- 375⁰⁰

Land -

375⁰⁰

Finder fee 30.00

Legal fee 26.00

432.00

Alali -

① 1928 - or 1929



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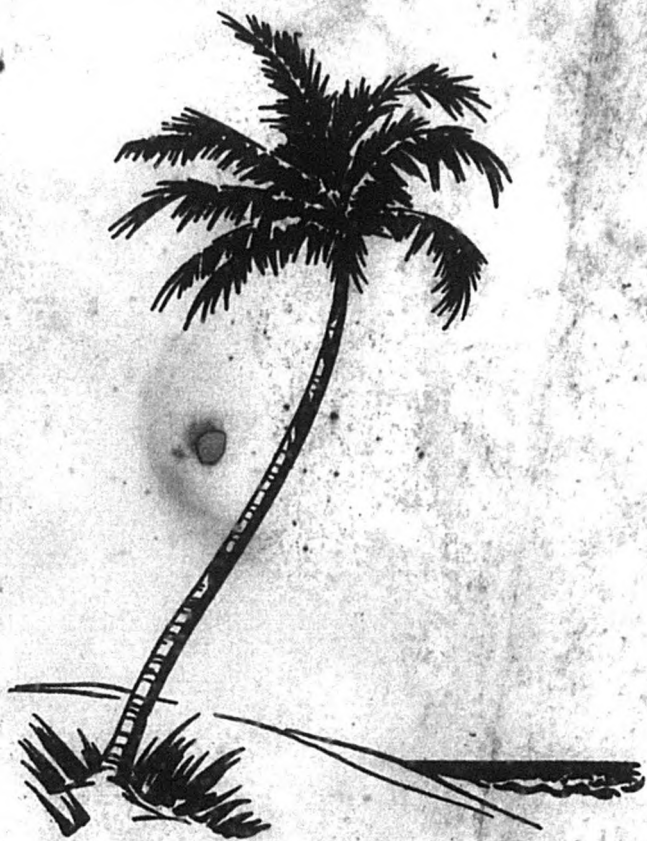
T

2



Holiday

ON CAT CAY



Holiday

ON CAT CAY

W

With the opening of Cat Cay Manor, December 21, 1936, there is now available only fifty miles from Miami, a quality of hospitality that will be welcomed by the guest who seeks a little more seclusion than has hitherto been possible at the orthodox southern resort.

To a very limited roster, fifty guests by invitation, the management extends the privileges of the Island from the opening date until August 1st, 1937.

Cat Cay needs no introduction to the deep sea fisherman. In recent years, the blue waters of the Gulf Stream, which flow just outside the Manor, have been the scene of many thrilling battles with record fish.



By invitation only

History

On the western rim of the Great Bahama Bank, fifty miles east of Miami, only thirty-five minutes' cruise in the special Pan American Cat Cay Commodore, the Island is set in the Gulf Stream like a pearl in a field of cabochon.

During the 17th century, Cat Cay was a pirates' rendezvous and somewhere, to this day, hidden in the coral rocks, perhaps beneath the very manor house, is a well authenticated pirate treasure.

In 1874, Queen Victoria made a grant of Cat Cay to William Henry Stuart in recognition of valuable services rendered to the British Empire. After his death the Island became the property of Captain Arthur Samuel Haigh, a Britisher, who lived on it until his death, after which it was purchased by Milo B. Strong, who lived at Cat Cay for fifteen years before he sold the Island to

Louis R. Wasey, who developed and beautified it for his winter home.

The reasons for converting this island paradise into an hostelry are best expressed in Mr. Wasey's own words:

"During the five years since I acquired title to Cat Cay, no small part of my pleasure in the possession of this beautiful island has been the rare privilege of sharing it with so many of my American and English friends.

"So high has their enthusiasm been for Cat Cay, that last winter it occurred to me I might add greatly to my own enjoyment of the Island if it were possible to extend its hospitality to even more good people who have the capacity to enjoy it as I do.

"Accordingly I have asked my friend and associate, Mr. Owen B. Winters, to join with me in augmenting the facilities of Cat Cay to this end.

"We are very proud of the result and take pleasure in extending its hospitalities to fifty guests, by invitation."

Climate

Cat Cay is protected by the Gulf Stream from those chill blasts that sometimes steal down from the north to disconcert the white-flanneled Florida guest.

This little island with its shimmering white beaches, its whispering palms and its soft trade winds, maintains an equable climate throughout the season. The days are bright with sunshine. The nights are comfortably cool.

Accommodations

In extending the facilities of Cat Cay Manor to accommodate fifty guests, every architectural precaution has been taken to preserve the charming intimacy possessed by the Island when it was reserved exclusively for the Waseys and their guests.

Stone guest cottages with red tiled roofs face the sea. Their white walls may be seen as far off as Bimini and an approaching yacht

or plane may sight them from miles away.

These cottages are so arranged that they may be made available to guests as single rooms or en suite.

The manor house has been converted into an English lounge, game room and bar.

Adjoining the manor house is a walled courtyard for dancing and al fresco dining. Beyond is the vaulted dining hall with great fireplaces at each end.

Fishing

To the fisherman, Cat Cay is the Island of heart's desire. Within sight of the red tiles of the manor house the giant Blue Marlin, emperor of game fish, knocks down the outrigger. Not more than a mile offshore the sailfish often run in schools. That streak of light, the bonefish, feeds in the very harbor. During the month of June the giant Tuna smash the stoutest tackle. The reefs abound with Amberjack, Grouper and Barracuda.

CREST BAHAMA BANK

CAT CAY
Island of the
Bahamas
Capt. R. S. Thompson
Commodore



Capt. R. S. Thompson



Mark of Capt.



On the western rim of the
Crest Bahama Bank, fifty
miles east of Miami, only
thirty-five minutes' cruise in
the special Pan American Cat
Cay Commodore, the Island
is set in the Gulf Stream like
a pearl in a field of cabochon.

A little farther out Kingfish, Dolphin, Bonita and Wahoo are freely taken.

Several Blue Marlins that exceeded six hundred pounds in weight have been taken in Cat Cay waters. On the Island is one mounted specimen, caught by L. R. Wasey, that tipped the scales at 502 pounds.

We urge that guests planning to fish in the Gulf Stream make arrangements as far in advance as possible. We have arranged with some of the most famous fishing guides in the country to conduct parties who wish to try their skill with the big fish off Cat Cay.

Other Recreations

Other recreations at Cat Cay include swimming at beautiful Haigh Beach, skeet, fliers, tennis (two courts), dancing, motor boating, sea gardens.

Visiting Yachts

Harbor facilities for yachts of ten-foot draught on the east side of the Island. At

the north end of South Cat Cay, a land-locked, natural harbor accommodates boats up to fifteen-foot draught. Larger yachts may anchor off Cat Cay, or Gun Cay, depending on the wind.

The Shop

For the convenience of our guests, the management will conduct a shop on Cat Cay, where it will be possible to purchase perfumes, fabrics, fishing tackle, wines, liquors, cigars, and other items, at prices considerably below those prevailing in the U. S. A. Each guest is entitled to take into the United States \$100 worth of merchandise duty free.

Transportation

We have arranged with the Pan American Airways for three round trips weekly between Miami and Cat Cay. The plane will be the standard Pan American Commodore with crew of four (two pilots, steward and radio operator). Fare, \$25 the round trip,

\$15 one way. Baggage allowance—33 lbs. Arrangements may be made to ship trunks and heavy luggage by steamer.

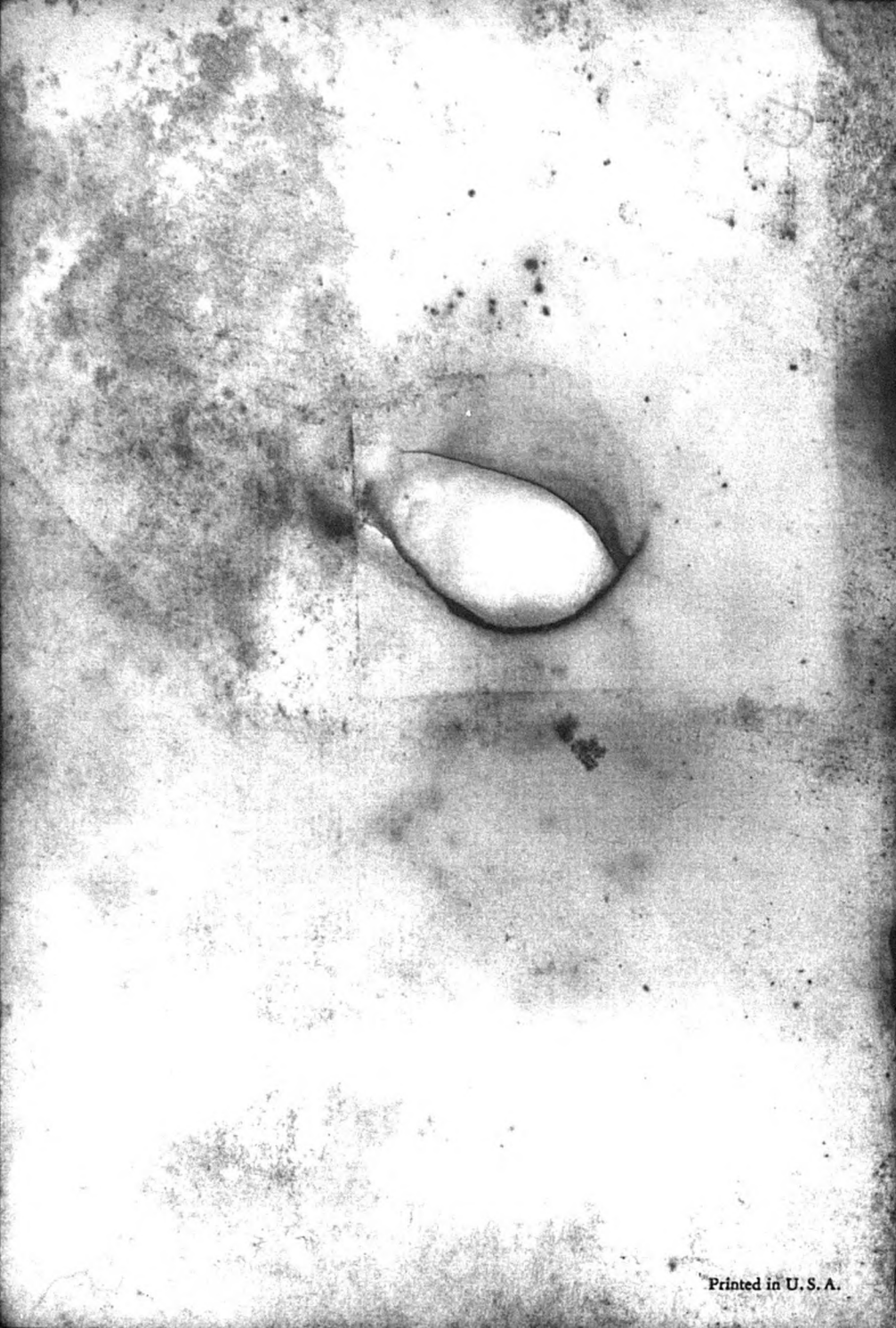
Bookings

Cat Cay is operated on the American Plan, with living quarters in detached guest cottages overlooking the sea. Rates will be quoted on application.

For invitations, apply to James E. Rushin, Managing Director, 420 Lexington Ave., New York (until December 15). After that date, to 1240 West 15th Street, Miami Beach, Florida.



By invitation only



Printed in U. S. A.