

January 3, 1917.

Mr. Tom Carroll,  
Escondido, Calif.

My dear Mr. Carroll:

Answering yours of the 1st, will say that at the time I suggested paying you \$4000 we had the money in sight, or thought we had; but have been disappointed in getting it. It is not all Santa Fe money in this enterprise. Mr. Henshaw owns 40% of it, and he has had a hard time in putting up his share of the cost, together with paying for all the lands.

As long as your lands are not flooded your interest is in no danger, particularly as, by our paying \$1500, you will have been paid nearly two-thirds of the total purchase price. You have told me several times that you were willing to let it stay out at interest, and that all you wanted was your interest. I will make out shortly a list of the properties that Mr. Henshaw owns that will be satisfactory security to you for the loan of say \$5000. I am sure Mr. Henshaw will be able to pay you \$1500 by February 1st, and as much more by March 1st. If he paid you \$1500 February 1; \$1500 March 1; and \$1000 April 1, would you not be willing to let the other \$5000 run for a year or two, at 7% interest, on security that is satisfactory to you?

Wishing you and yours a Happy New Year,

Yours very truly,

# 267

March 30, 1917.

Messrs James Carroll, and  
Gongwer,

Escondido, California.

Gentlemen:

As per your request, will say I have made a very careful study of the cost of this proposed highway Del Mar to Escondido. I find it is costing the State of California approximately \$8000. a mile to build a 16 ft concrete highway. This refers simply to the concrete work. In our case the proposition is to have only a 10 ft highway, but we have in addition a dirt road to build first over a portion of the proposed highway. The Board of Supervisors have agreed to build all the bridges without cost to us. We have secured practically all the rights of ways without any cost - one or two may cost a small amount.

I am satisfied, in my own mind, an outside estimate of the cost of the proposed paved highway and dirt road will not exceed \$10,000.00 a mile and probably less. The entire distance being roughly nineteen miles. The proposition is to have the dirt road graded at least 16 ft wide and a 10 ft pavement, on specifications such as the State Highway has been building, built.

All the property of the San Dieguito Mutual Water Co., including the reservoir site and improvements, will be within the District, and in addition the town of Del Mar - the assessment at the present time being \$175,000.00

The bonds will be 20 year bonds payable one-twentieth each year. The Board of Supervisors must, according to law, set aside

Mr. Jarroll

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a relative amount of their annual revenue, according to the mileage in each district, which will be applied to the payment of the interest and principal on these bonds.

Eventually we believe the Board of Supervisors will include in the budget each year at least one-half the cost. By united effort we believe that if the paved highway is built the Board of Supervisors will at their own expense year by year build a certain amount of said highway by adding at least three feet of crushed rock and oil on either side of the concrete making a good 16 ft highway.

As the assessments will be made according to the value of the property as made by the Board of Supervisors each year it is hard to tell what the actual cost will be particularly as the Board of Supervisors are compelled to pay a portion of this amount each year according to law, but the burden cannot be very heavy, and without our forming this district it will be many years to come before that section will be developed.

This gives a paved highway from Escondido to Fifth and Broadway, San Diego, as it will be only about a year before there will be a paved highway <sup>completed</sup> from Del Mar to Fifth and Broadway, San Diego, thru La Jolla.

Hoping to have your hearty co-operation in this matter, I remain,

Yours very truly,

EF:B

#267

924 Eighth St., San Diego, California,  
May 19, 1917

Mr. Jim Carroll,  
Escondido, Cal.

Dear Jim:-

Enclosed herewith find deed for 50 ft. right of way off the southwest corner of your property. I had this a 50 ft. right of way so as to conform with the rights of way on either side.

The other deed I will hold until we have finally organized the District and then return same to you.

Enclosed herewith find 50 cents in stamps to cover notary fee.

Thanking you for attending to this as soon as convenient, I am,

Yours very truly,

TPE:K

Enclos.

#267

SAN DIEGO, CALIFORNIA, December 5, 1917

Mr. James B. Carroll,  
R F D #2,  
Escondido, Calif.

Dear Sir:-

Immediately after you left Mr. Malcolm's office this morning, I recorded the deed you had signed and then it was noticed that an error had been made in the deed and the township and range had been left off. This of course makes the deed worthless. I herewith enclose another deed which is correctly drawn. Will you please try and see Mr. Malcolm in Escondido this coming Saturday and sign it for me at that time. Enclosed also please find maps which you asked to be sent you.

Thanking you very much for attending to this,  
I am,

Yours very truly,

Engineer.

TEE:K

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 4 Folder: 24**

**General Correspondence - Carroll, James B. and Tom**



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