

**FOR EXCHANGE**  
Real Estate

**FOR EXCHANGE—READ THIS LIST.**  
\$2000—New 8-room modern home, hardwood floors; large lot; Mig. \$2700, 1 per cent. Will accept clear lot or land, small ranch for equity.  
\$2000—Encumbrance \$1000, bunch of lots, South Hollywood, for clear ranch, or home in Pomona or Riverside.  
\$2200—First-class rooming house, close in; fine location; clear; for clear ranch or lots.  
\$15,000—Orange grove for city or eastern property.  
W. N. HOLWAY, 220 Grant Bldg., Home 1929.

30 ACRES, 3 MILES EAST OF SANTA CRUZ, 8-room residence, barns, engine for pumping and grinding, and personal property; convenience for 200 chickens. Want Los Angeles or Long Beach.  
20 acres in Nebraska, No. 1 farming.  
15 acres at Toluca, well improved, for Los Angeles city, \$3000.  
50-acre vineyard, No. 1. Want inside property; \$3000. H. C. THOMPSON, 308 Bryson block, with Ben White.

\$25,000—ONE OF THE BEST PAYING PROPERTIES in the state, 160 acres near Porterville, California, all in fruit, best varieties, excepting 10 acres alfalfa and 13 acres for drying grounds; unlimited supply of water doused with ranch. Large residence, barns and bunk houses. Will accept San Francisco business property. Will subdivide in two 8-acre tracts. Best terms given. For complete description, H. C. THOMPSON, 308 Bryson Block, with Ben White.

**FOR EXCHANGE—**  
\$5000—New 8-room home, mtg. \$2700, 7 per cent, and new 6-room cottage subject to \$1000; want clear ranch or home in Pomona, Pasadena, or near-by city.  
\$4000—Mtg. \$1500; 12 lots South Hollywood, for other property clear; will consider eastern.  
\$15,000—Orange grove of 25 acres, small incumbrance of \$1000, for city or eastern.  
W. N. HOLWAY, 220 Grant Bldg.

\$500 EQUITY IN 5-ROOM COTTAGE, MAKE OFFER. Deed left with BULLDER, 309 Copp Bldg.

**FOR EXCHANGE**  
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**FOR EXCHANGE—**  
\$1000—Equity in nice, new, modern cottage at East Hollywood, for good, clear residence lot or acreage of full cash value to that amount. A very attractive home on large lot, near two car lines and within 10 min. limit. Balance of \$1400 can be paid at \$15 per month, including interest.  
E. M. REYNOLDS, 220 Grant Building, Tel. 1929.

**FOR EXCHANGE—**  
We have an 8-room modern house to exchange for beach property. What have you to offer?  
HEIRON-BAXTER REALTY CO., L. A. R. B. 390-391 H. W. Hellman Bldg.

**FOR EXCHANGE—**  
\$16,000—Clear dairy ranch, twenty-three acres; fine improvement, stock, etc.; near Downey. Want city.  
\$6000—Ten acres oranges, near Corona. Want city property.  
E. M. REYNOLDS, 220 Grant Building, Tel. 1929.

**FOR EXCHANGE—BY BEN WHITE.**  
200 ranches, \$500 to \$150,000.  
100 houses and lots, \$1000 to \$50,000.  
150 orange and lemon groves, \$2000 to \$100,000.  
5000 miscellaneous properties. To buy, sell or trade, property go to BEN WHITE, 308 Bryson Block, 2d and Spring streets.

**FOR EXCHANGE—**  
\$7000—A new modern 8-room house in South West, will take \$4000 to \$2000 in small improved ranch; balance cash or mortgage.  
NORTON & HAY, 315 W. Third Street.

\$11,000—36 ACRES, RIVERSIDE COUNTY, dairy and general ranch; fine improvements; semi-moist, abundance of water. Want property in or near Los Angeles. E. D. WILLIAMS, with Ben White, 308 Bryson block.

**FOR SALE—5-ROOM HOUSE, BARN,** chicken corrals, Santa Fe avenue; \$1750. Want property near electric lines. E. D. WILLIAMS, with Ben White, 308 Bryson block.

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**FOR EXCHANGE—**  
19-acre ranch, between Redondo and San Pedro car lines; finest kind of soil, new car line close by; price \$3000; will exchange for income.  
20-acre improved ranch at Moneta; splendid alfalfa land, equity \$500; will trade for orange grove or house in city.  
11-acre alfalfa and dairy ranch at Gardena; fine pumping plant with 10-inch well; 10-room house, barn, orchard, 12 fine cows, horses and chickens, etc.; price \$5000; will take part in city income.  
110-acre ranch, 13 miles from Los Angeles, one of the best-equipped ranches in this section; large pumping plant; land all tillable; part in alfalfa, fine buildings; price \$35,000; will exchange for city.  
E. R. MULTER, 311 W. Third st., Home 7323.

**FOR EXCHANGE—**  
\$20,000 ranch, with thirty acres in orchard, good ten-room house, all clear, for unimproved Kansas or Missouri land.  
\$20,000 mortgage \$2000; twenty acres lemons and oranges, Cucamonga, for clear eastern property.  
\$20,000—Income Oakland property, incumbered about one-half, for clear ranch.  
W. M. N. HOLWAY, 220 Grant.

**FOR EXCHANGE—**  
\$500—Equity in nice 5-room cottage, for rooming house, same value.  
\$1000—15-room rooming house, close in, for small ranch near L. A.  
\$2000—New modern 5-room cottage; large lot; very nice, for vacant lots.  
C. H. GEORGE CO., 223 Mason Bldg., 4th and Broadway.

**IF YOU WANT TO BUY OR EXCHANGE** property I can fit you. H. C. THOMPSON, 308 Bryson block, with Ben White.

\$4000 EQUITY IN 3 COTTAGES, E. ADAMS st. Want land or lots. BULLDER, 309 Copp Bldg.

**FOR EXCHANGE**  
Real Estate

**EXCHANGES—**  
YES WE MAKE THEM ALL KINDS.  
WRIGHT & SHARPE, 222 H. W. Hellman Bldg.

**FOR EXCHANGE—**  
New 6-room cottage, S. W., for lots. Home at Pasadena for city cottage.  
25-room hotel for residence.  
Home phone 2213. F. H. BROOKS & CO., Sunset Main 1915. 215 and 216 Currier Bldg.

**FOR SALE OR EXCHANGE—**  
160-acre Colorado ranch, for city lots or equity in good cottage; will pay some cash and give you good deal.  
WRIGHT & SHARPE, 222 H. W. Hellman Bldg.

**FOR EXCHANGE—**  
Fine home, close in, S. W., for part vacant. R. S. SAUNDERS, room 412, Chamber of Commerce Bldg.

\$8500—2 SIX-ROOM FLATS, 5-ROOM COTTAGE in rear; rents \$90; close in. Will take city property in part payment. E. D. WILLIAMS, with Ben White, 308 Bryson block.

\$6000—255-ACRE RANCH NEAR SHERMAN and new country club; fine rolling land. Will take part in city. E. D. WILLIAMS, with Ben White, 308 Bryson block.

**MAXON WILL EXCHANGE YOUR PROPERTY,** any location. Large list to select from. MAXON REALTY CO., 114-115 Stinson Bldg.

**BEN WHITE WILL EXCHANGE YOUR PROPERTY,** 308 BRYSON BLOCK, Second and Spring st. Member I. A. Realty Board.

**AUTO LIVERY**  
Inc. BUSINESS COLLEGE, 804 W. Seventh. Beautiful home surroundings, day and evening sessions. Call, write, phone.  
F. BROWNSBERGER, Business Manager.

**The College of Fine Arts U. S. C.**  
is at beautiful Garvanza. Painting, Sculpture, Designing, Illustrating, Architectural Drawing, Art Pottery, Metal Work.

**SCHOOLS AND COLLEGES**

**Begin Now....**

And finish the Woodbury course of business training by early fall. Los Angeles has entered upon a marvelous era of progress. Thousands of young people will be required to help carry on the enormous volume of business. Get ready! Positions and business openings are yours. It takes the Woodbury force, character, originality and inspiration to bring out the best that is in you. No Summer Vacation, but student's vacation made up. April enrollment now active. Illustrated catalogue, addressed in superb handwriting, on request. Home 1830; Main 2365.

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*The Brownsberger Home School*

*Los Angeles Business College*

*Southern California Business College*

*AND GRAMM SCHOOL OF SHORTHAND,* 204 S. GRAND AVE., LOS ANGELES, CAL.

Everything you want you will find in the classified page, a modern encyclopedia. One cent a word.

**GREAT BUILDING ERA FOR MARCH**

(Continued from Page Three)

now occupied by the old Hazard pavilion. Plans that have been drawn for the auditorium will be considered, but it is not expected that a decision will soon be reached.

**Liberal Arts Building**

The early enlargement of the college of liberal arts of the University of California will call for an expenditure of about \$40,000. The additions are to be of brick and an imposing tower will grace the center of the addition. President Board will occupy the Dea Randall property, on the northwest corner of Thirty-fifth street and Wesley avenue, purchased a few days ago by the university as addition to its holdings.

**Ninth Street Block**

Blumve & Jay have commenced the erection of a two-story pressed brick building 40x140 feet in size on the south side of East Ninth street, 140 feet east of Wall street. The building will be occupied by the owners, while the upper floor will be rented as apartments. The improvement will cost \$25,000.

**VENICE OF AMERICA**

**Triumphs of Modern Engineering**

The magnificent system of artificial waterways, the sewerage system, the water tower, the breakwater and the system of telephone and electric wire conduits now being constructed at Venice of America will be veritable triumphs of engineering skill. In order that these various systems might meet the requirements of this unusual city many difficult problems had to be worked out. The tide gates are about completed. These will permit the absolute controlling of the water in the canals. These beautiful waterways are so constructed that their bottoms are one foot higher than the low water mark of the ocean, permitting complete drainage of the canals, and if necessary the water in them may be changed twice daily. The work of concreting the sides of the canal will begin as soon as the tide gates are completed.

Contracts let for several beautiful homes

Venice will be formally opened July Fourth

**The Sewerage Problem Settled at Venice**

Venice will be remarkable for its modern sanitary sewerage system—a study in hydraulic engineering. Instead of the sewage being caused to flow into the ocean and foul the beach waters, as is the case at most ocean cities, the contents of the sewers at Venice will flow into a septic tank, where by a chemical process it will be liquified and rendered harmless. It will then be used for irrigation purposes. The plans for this hygienic system were executed by Mr. J. D. Schuyler, consulting engineer of Los Angeles.

Nothing more interesting than a visit to Venice

**Venice Will Glitter at Night**

Venice will present a brilliant appearance when illuminated at night. Engineers are now at work creating many appropriate designs from which to select an ornamental street lamp, which will be placed along the canals and avenues at regular intervals.

Visit Venice tomorrow and see for yourself how the great building features planned for this seaside wonderland are assuming a symmetrical appearance—namely the Venetian canals, the still-water lake, the bath house, with its enclosed salt water plunge; the arcaded streets, the pleasure pier, pavilion, auditorium, ship hotel, resembling a Spanish galleon; yacht club house, art museum, etc. Venice will be a "city of quality" in every sense of the phrase. He who would be unsatisfied in this fair retreat must, indeed, be hard to please.

Homesites Par Excellence

Prices of Venice Lots

Venice, with its glorious climate, its admirable location and high class surroundings, presents a rare subject for homeseekers. An investigation will bring this statement home to you.

Lots are offered today from \$600 to \$1200. Some higher. Superb lots, \$750 and \$850. Terms, one-third cash, balance in one and two years. No more than two lots sold to one person. This is to prevent speculation.

**R. A. ROWAN & CO. ROBT. MARSH & CO.**

EXCLUSIVE AGENTS FOR VENICE OF AMERICA

City Offices—Hellman Building, Fourth and Spring Streets, Los Angeles, California

Lots Can Be Purchased Only at Our Offices at Venice, Jas. R. H. Wagner, Mgr., Adjoining Offices of Abbot Kinney Co.

**Stratford Tract, South Pasadena**

**W. L. Hardison & Co.**

211 Tajo Building Los Angeles

Office on Tract, Oxley Street two blocks East of Palermo Ave., South Pasadena

Lots range in size from 50x150, to 65x268, \$450 up (about one-half of what is asked for adjoining property). Terms reasonable. Splendid view of the famous San Gabriel Valley, Mt. Lowe, Mt. Wilson and surrounding mountains. An ideal location for a home and golden opportunity for an investment.

Only twenty-three minutes from Los Angeles via Pasadena Short Line. First-class street improvements. High grade building restrictions, insuring a desirable neighborhood. Climate and surrounding view unequalled. Abundance of good water, gas, electricity and telephone.