

SUNDAY MORNING, FEBRUARY 28, 1909.

INVESTIGATES COTTON LAND

RETURNS WITH SEED FOR THE IMPERIAL VALLEY

PROPOSES TO PLANT 3000 ACRES AT ONCE

Joseph R. Loftus, Promoting Industry at El Centro, During Trip East Buys Machinery to Gin Cotton Raised

Joseph R. Loftus has just returned from an extended trip through Arkansas, Tennessee and Texas, where he has been making a detailed investigation of the cotton business. He is at the head of the American Nile Cotton company, which was formed at El Centro in Imperial valley a few weeks ago, and this trip was made for the purpose of securing machinery for the ginning plant, which will be erected by the above company at El Centro, and securing seed which will be sold to the growers. Something over 3000 acres have already been arranged for and there are a number of experienced men on the ground to take charge of the work and see that it is properly carried out.

Mr. Loftus took with him a number of samples of the cotton raised in the valley which created a great deal of comment among the southern cotton growers, as it is said to be very much superior to anything that grows in that part of the country. They had never raised anything in the south of such quality, with such long staple and with such texture and gloss.

Another point in favor of the valley cotton is that it is not rain-beaten and discolored as much of the southern cotton, the rainfall being so light in that part of the valley it is not necessary to pick the cotton immediately after ripening as is the case in the south.

No Fear of Insects

There is also no need to be afraid of the boll weevil or any of the other insect pests which have devastated the southern fields. As there is no rainfall at all in the summer in the valley and only an average of two and one-half inches in the entire year, most of which falls after January, it will be possible to give the cotton just the right amount of water at the right time. It is believed that by giving a minimum of water and a large amount of cultivation that it will be possible to obtain a quality of cotton which is superior to anything obtainable in this country.

Mr. Loftus was in charge of \$20,000 worth of machinery and got together select seed for about 3500 acres, but was unable to get Egyptian seed for more than a couple of hundred acres. He had hoped to secure a large quantity of this seed from the Arlington neighborhood, where a couple hundred acres were planted last season, but very little of the product had been ginned as yet. A large quantity of the seed secured was from Georgia, Texas, Arkansas, mainly of the varieties of upland cotton, some of the long staple, the principal varieties purchased being the Russell Big Boll, the Fabian and the Bangs Improved. This seed is expected to arrive at El Centro in about a month and the planting will begin around El Centro, Holtville and Calexico as soon as the land can be gotten into shape.

Will Meet Labor Problem

The labor question is always a bugbear with the majority who consider the cotton proposition in the Imperial valley, as it is not considered possible to get along without the negro, but in view of the fact that the extraordinary quality of the soil and climatic conditions will enable them to raise from a bale and a half to two bales to the acre, whereas in the southern countries they are satisfied with about half a bale, it is believed that the margin of profit will be so much greater than in the southern countries that it will be profitable to use white labor should the Mexican and Indian labor now in the valley prove insufficient. It is also expected that the new and up-to-date machinery which is being installed will be an improvement over the crude and old-fashioned methods employed in Texas and the economy of these up-to-date methods will more than compensate for the difference in the price in labor.

Another source of profit which should not be overlooked is the feeding of the seed to stock along with the alfalfa, which is abundant in Imperial valley, for the purpose of fattening for market. Inexpensive crushers will be installed for the purpose of crushing the seed so that the stock will eat it. The seed alone should run about a ton to five.

Mr. Loftus and his associates feel absolutely sure of success as the ordinary cotton which is selling for 12 cents a pound brings a profit in the southern states, when only a part of a bale to the acre is secured, while the Egyptian varieties will undoubtedly grow to perfection in this locality, and in addition to being double the value of the ordinary cotton in price it is absolutely sure of success, as the ordinary bales to the acre can be secured.

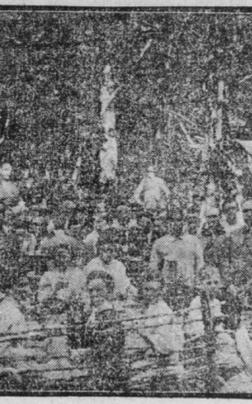
McCarthy Tract Sales

The McCarthy company reports the following sales in its popular tracts during the past week: To H. W. Greffin, lot 44, block B, of Fruit Acres tract, 50x137 feet, on Sixty-fourth street, between Compton and Hooper avenues, for \$750. To H. and A. Brown, house and lot at 27 West Sixty-second street, lot 132 of Walter's Main Street and Moneta Avenue tract No. 2, between Main street and Moneta avenue. Place is a five-room bungalow and sold for \$2300. To S. Hamilton, lot 49, block 6, of Florence Avenue Heights tract, on Seventy-eighth street, between Vermont avenue and Hoover street, 40x140 feet, for \$575. To H. Hamilton, lot 48, block 5, of Florence Avenue Heights tract, on Seventy-seventh street, between Vermont avenue and Hoover street, 40x140 feet, for \$575. To S. H. Hamilton, lot 48, block 4, of Florence Avenue Heights tract, on Seventy-sixth street, between Vermont avenue and Hoover street, 40x140 feet, for \$575. To Balden Dake, lot 45, block 6, of Florence Avenue Heights tract, on Seventy-eighth street, between Vermont avenue and Hoover street, 40x138 feet, for \$575.

Plans Italian Villa

Charles Miller of Pasadena has purchased forty acres of land at Montecito, Santa Barbara county, and plans the erection of an Italian villa there.

On the Isthmus of Tehuantepec, Where American Colonists Are Flocking



A BIG excursion of the Mexico International Land company will leave Los Angeles tomorrow for the monster tract of land now being col-

onized on the Isthmus of Tehuantepec. Excursions are also being run from the east. The above views were taken during a former excursion and in them are seen persons from nearly every

state in the Union. At the left is view taken on La Junta plantation, managed by Mr. Harvey, a former resident of Los Angeles. The center view was taken on the edge of the tropical jun-

gle. The land has been cleared to edge of this jungle and is being sold to Americans. At the right is dinner on land in the heart of the jungle. The Mexico International Land company,

with western headquarters at 406 Columbia Trust building, Los Angeles, is colonizing nearly 1,000,000 acres on the Isthmus of Tehuantepec. The pictures indicate the wonderful richness of the

soil, where the jungles fairly burst with their heavy growth of trees and foliage. The country is said to be settling rapidly with the best classes from both farming communities and cities.

UNION LEAGUE CLUB TO BUILD

LOAN COMPANY APPROVES NECESSARY PAPERS

Santa Barbara Baptists Plan Church. Thermal School Takes Bids—Plans to Alter Glenwood Inn Materialize

It now appears that the proposed Union League and Friday Morning club buildings will materialize. The loan company has approved papers concerning the Union League club building at Second and Olive street. Architects of the Friday Morning club declare that the women promoting it have finally reached an understanding and that work will soon start. Plans are being prepared for Baptists at Santa Barbara and for a three-story edifice building at Colton. Bids were received during the week for the Thermal school, Ocean Park, for J. C. Cribb and R. D. List. It will contain eight rooms for the Ainsworth building at Redondo. Plans have been completed for a one-story brick store building at Ocean Park, for an addition to Glenwood Mission inn and numerous other proposed structures.

The Builder and Contractor reports among the architects as follows: Architect Norman P. Marsh, 206 Broadway Central building, is making the preliminary drawings for a new church edifice for the Santa Barbara Baptists. It will be of brick construction, veneered with brick. The same architect is also completing the plans for a three-story brick building, 7x30 feet in size, to be erected on Eighth street, Colton, for Joseph Andrews and Mrs. A. Pettijohn. It will contain stores on the first floor, office on the second and a lodge hall on the third.

John G. Dunn, clerk of the Thermal school board, is asking for bids for the erection of the Thermal schoolhouse. Bids will be opened March 13. It will be a four-room building, and was signed by Architect F. S. Allen, Security building.

Pemberton & Kent, 705 Auditorium building, are preparing plans for the addition of another story to Ainsworth company's one-story building on Pacific avenue, Redondo. It will be 50x69 feet in size, and will be occupied as a meeting hall by the Eagles lodge. The lodge hall will be 38x43 feet; the club room 15x20 feet. There will be ante-rooms, locker rooms, etc. It will be of brick.

Frank H. Peters, 705 Auditorium building, has drawn plans for a one-story brick store building, to be erected on Ocean Front, near Pier avenue, Ocean Park, for J. C. Cribb and R. D. List. It will be subdivided into three storerooms, and have pressed brick front, plate and prism glass, cement flooring, composition roof, etc. The building will be 15x20 feet.

Architect A. B. Benton, 114 North Spring street, is making plans for an addition to the Glenwood Mission inn, Riverside. It will be mission in design, harmonizing with the present building. The new addition will contain a large music room with pipe organ built in the wall and several rooms for special exhibition purposes on the first floor, while the upper floors will contain guest rooms, baths, etc.

Architects Garrett & Bixby, 406 Currier building, have drawn the plans and have already taken figures for a two-story ten-room residence to be erected on Arapahoe street near Eleventh street for J. Morris. It will have brick veneer to first story and half timbered and plastered exterior for second story. Hardwood floors will be laid throughout, slashed grain pine trim, modern plumbing, furnace, etc., are specified.

W. H. Crane, 618 Bumiller building, has drawn plans for a story and a half bungalow to be erected on Morgan place, Hollywood, for J. B. Althouse, by day labor. It will contain eight rooms and have plate and leaded glass windows, blue brick facing to first story window sills, furnace, oak trim in dining room, mahogany finish in living room and reception hall, hardwood floors, beamed ceilings, Grueby tile mantels, tile flooring and wainscoting in bath room, elaborate plumbing goods, white enamel woodwork in bedrooms, gas and electric lights and other first-class conveniences.

Architect Frank M. Tyler, 600 Union Trust building, has drawn plans for a two-story eight-room frame residence to be erected on Ardmore avenue near Third street for Robert Hartwell. It will have stone porch, hardwood floors, beam ceilings, built-in detail work, pine trim, etc.

The same architect has also drawn plans for two ten-room residences to be constructed on Manhattan boulevard, near Sixteenth street, for Alt-

house Bros. Modern conveniences are provided. The same architect is also drawing plans for a typical California bungalow to be built on Epherian, New Jersey, for Mr. Chadwick.

One-story Store Architects Morgan & Walls have prepared plans of a one-story brick store building to be erected on the south side of Seventh street, near Olive street, for Mrs. Elizabeth Sanborn. When completed it will be occupied by A. Cohn, the grocer.

The same architects are making extensive alterations to the store building at 528 South Main street, for the same owner. The interior will be made into one large room, new store front will be installed and a general renovation undertaken. Earl F. Low will do the work.

The same architects have plans for extending the A. Hans building at Seventh and Broadway to the alley in the rear. For some time past work on the Grant hotel building at San Diego has been tied up by legal complications. It is now reported that work is to be resumed and the building completed as originally designed.

The plans for the proposed new Friday Morning club building are again being discussed by the promoters. Architects Parkinson & Bergstrom are sanguine that work will begin on the building in the near future. Matters pertaining to the erection of the new Union League club building at Second and Olive streets are progressing satisfactorily. The loan company has approved the recommendations of its president regarding making the plan, and as soon as a number of minor details are adjusted definite information will be given out.

Architect S. L. Pillar of Riverside is drawing plans for a one-story brick building, 50x35 feet in size, to be erected on Main street, for Fred H. Freeman, and to be occupied by Flagg & Hooker, undertakers, when completed. It will have cream colored pressed brick front with plate glass for windows. It will contain a reception room, chapel, store and several private rooms. The caps, bases, lintels and moldings will be of artistic design. The loan company has approved the recommendations of its president regarding making the plan, and as soon as a number of minor details are adjusted definite information will be given out.

Architect C. B. Bradshaw of Orange is drawing the plans for a two-story brick building, for the erection of a northwest corner of Plaza square, for C. R. Campbell. It will contain stores and offices.

INGLEWOOD RANCHO ACTIVITY CONTINUES

PLANS FOR COMPLETE WATER SYSTEM

Ten Thousand Feet of Pipe Will Be Added to Project—Business Block Is Under Consideration

In the fine weather of the past week, following the heavy rains, building operations have been resumed at the Inglewood rancho. Several houses have been started in the past few days and more will soon follow.

Some recent purchasers are planting their acreage in early vegetables, berries, winter rhubarb, etc., for the Los Angeles market, while some are planting their land in potatoes.

Ten thousand feet of 14-inch pipe have recently been ordered by the Inglewood Water company for its irrigation system at the rancho. When this is laid Inglewood rancho will have one of the most complete and satisfactory irrigation systems of any tract near Los Angeles. The Inglewood Water company has already expended more than \$75,000 to insure an abundant supply of water for irrigation. Water for domestic use is supplied from a reservoir containing 15,000,000 gallons, the same system which furnishes water to the town of Inglewood.

Levi C. Stark of Portland, Ore., has purchased the northeast corner of Lenox avenue and Market street, and within thirty days will erect a two-story building, the first floor to be finished for a store, with a tenement above.

For the past week amounting to \$10,400 were as follows: Two acres on Inglewood avenue, Mrs. Frank Hiller, \$850; one acre on Fir street, Lydia A. Han, \$550; one acre on Greenville street, E. Nauman, \$550; two acres on Fir street, James McCaffrey, \$1050; one acre on Fir street, K. McCrosky, \$525; one acre on Fir street, Anna L. Herman, \$550; one acre on Fir street, S. C. Smith, \$550; eight acres on Inglewood avenue and Primrose street, Freeman Bloodgood, \$2600; two acres on Eucalyptus avenue, C. J. Summers, \$1025; one acre on Fir street, Ludwig Olsen, \$550; three acres on Inglewood avenue, C. K. Neist, \$1550.

In Arlington Heights The Sprin Home Building company, in the Grove building, intends erecting a number of one and two-story residences in the Arlington Heights district.

SECURITY SAVINGS TAKES \$400,000 OF ATHLETIC CLUB BONDS

Announcement has been made that the necessary negotiations have been perfected for the erection of the new Athletic Club building at Seventh and Olive streets. The Security Savings bank of Los Angeles has taken \$400,000 of the \$500,000 bonds issued for the purpose. The remaining \$100,000 is taken up by individuals. As this arrangement is an entirely new deal it is presumed that plans other than those heretofore proposed will be adopted. The club owns one of the most valuable locations for a building of that character in the city, being the northeast corner of Seventh and Olive streets, 155x147 feet.

ARCHITECT INVENTS NEW STYLE BUILDING

RANKS ABOVE CLASS C AND NEXT TO A

Contains Wood Columns and Girders Covered with Fireproof Material. In No Place Does Wood Touch Wood

The San Francisco underwriters have adopted a new type of building construction for one of their own buildings, and construction is in progress. The new building is creating much interest among real estate men, builders and architects, especially as the underwriters have looked favorably upon it. It is in fact a wood frame in place of the building which the inventor has originated this type of building, says he has an assurance that it will receive a fire insurance rating higher than class C buildings, and next to class A. He estimates the cost at about 15 per cent greater than ordinary frame buildings, and at least 5 per cent less than the common brick structure.

The building consists of a heavy frame of wood encased in reinforced concrete walls of four inches thickness, anchored to the frame at each story. The partition walls are made of similar steel frame, and the heavy timbers support the floors and roof independently of the walls, which are merely "curtain walls" of brick and plaster.

There are wood columns and girders, and upon the girders, after they are covered with fireproof material, the wood joists are laid sixteen inches in centers. Instead of board flooring, blocks composed of cement, plaster of paris and cinders, are set upon the joists, so that the floors are fireproof. The partition walls are made of similar blocks, made of staff, and held in place by reinforcing rods.

In no place does wood touch wood in the building. The frame may be erected as steel frames are put up, and later the walls are built, and the floors set in. The principle is the same as that of the steel-frame building, in which the floors are supported by the frame, independent of the walls. The inventor believes that the favorable attitude of the underwriters may result in allowing this type of construction to be used within the fire limits.

SALES AT MONTE VISTA TOTAL \$41,837; 126 ACRES

Emil Firth has sold 126 acres at Monte Vista, aggregating \$41,837, to the following purchasers: Joseph W. Lithgow, 3 1/2 acres, at Fifth avenue and Fremont avenue, for \$1222.

A. G. Goodrich and J. F. Cutter, Jr., 10 1/2 acres extending from Fifth avenue to Railroad avenue and from Lemon to Orange avenue, for \$4254.

Dr. Judson C. Panter, ten acres at Central and Howard avenues, for \$3125. Mrs. Mary B. Panter, five acres at Fremont and Howard avenues, for \$1525.

A. L. Loomis, five acres at Fifth and Benson avenues, for \$1625. Miss Jessie Nichols, five acres at Central and Howard avenues, for \$1625. Norman Lackland, five acres on Fifth avenue, east of Monte Vista, for \$1625.

William McGuire, five acres on Magnolia avenue, south of Fifth avenue, for \$1590. Walter C. Patterson, five acres on Railroad avenue, corner Oaks avenue, for \$2065.

Robert White, five acres on Benson avenue and State street, for \$2040. F. A. Withey, five acres on Howard avenue, east of Central avenue, for \$1590.

Elton P. Ely, five acres adjoining, for \$1590. William Renschen, five acres on Fifth avenue at Vernon avenue, for \$1900. Mrs. Ida S. Burton, five acres at corner of Fremont and Howard avenues, for \$1625. H. Harriman, 5 1/4 acres on Fremont avenue, south of Howard avenue, for \$1578. Mrs. Frank Hillier, five acres on Oaks avenue, south of Fifth avenue, for \$1590. W. R. Slater, five acres on Fremont avenue, south of Fifth avenue, for \$1590.

CUDAHY RANCH DEVELOPS LAND

FAIR WEATHER PROMOTES TREE PLANTING

Anaheim Man Starts Chicken Farm. New Subdivision Attracts Many Purchasers and Tract No. 1 Sells Rapidly

A. Burkwald, formerly a prominent orchardist and chicken man of Anaheim, will plant a variety of trees on his two acres and go in extensively for chickens as well.

In the matter of sales the Cudahy ranch has shown the same steady demand as in the past. The new subdivision has attracted many buyers and the remaining land in tract No. 1 is rapidly selling. The records of the past week show the following sales: W. D. Tietz, one acre on Clara street, for \$600.

Wm. Barnholdt, 2-acre property on Elizabeth street, on which he will build within sixty days, price \$1100. L. E. Harman, one acre on Cecilia street; residence to be put up immediately.

Miss Catherine Courtney of 772 Wall street, 2 1/2-100 acres at \$1530. Acres Nos. 26, 28, 30 and 32, on Elizabeth street, were sold to Lewis Gowers for \$2200.

Numerous other sales were made. The past two weeks have seen great activity at the Cudahy ranch, both in development and sales of land. Fruit trees are being planted all over the tract, and judging from the enormous quantity of young stock arriving over the Salt Lake and Southern Pacific roads, many thousands of trees must have been planted during the favorable weather prevailing.

Cudahy ranchers express the opinion that the land is ideal for the growth of well nigh every variety of fruit trees, owing to the existing sub-irrigation. Apple, plum, peach and apricot seem to be the popular varieties. Michael Fritz has just begun work on a good sized residence. He has planted his two acres on Mary street to orange and other trees.

RANCH AT PERRIS SELLS FOR \$31,500

Price Includes Water Supply, Buildings and Machinery—Produces \$6000 a Year

SAN BERNARDINO, Feb. 27.—A large ranch deal has been perfected here in the sale of a 110-acre alfalfa ranch near the town of Perris by C. M. Grissinger to Seth Hartley of Colton for \$31,500. The price includes a liberal water supply from wells and pumping plants, also buildings and machinery, and it is said to be one of the most choice properties of the sort in that section. It produces a net revenue of not less than \$6000.

The 10-acre orange grove in the Riata district, just west of this city, owned by Pierce Berdell-Miller of Los Angeles, has been sold to W. W. Erison, Jr., of this city for \$12,000, and the crop has been sold for \$2000 additional. Twenty acres in the Mt. Vernon district has been sold by C. W. Dodelhoff to William Glassman of Nebraska for \$9000.

The deal for the sale of the Dr. Brumace property near Arrowhead to L. T. Garnsey of Los Angeles has been completed, the purchase price being said to be well toward \$30,000. The place is to be developed into a show place, it is expected.

TRACT SOUTH OF CITY IS ALMOST SOLD OUT

J. Frank Bowen reports an increasing demand for lots in his Main, Moneta and Figueroa tract, some sixteen lots being sold the past week, mostly to home builders who will improve with cottages.

C. M. Leonard Woodruff, the artist, buys four lots and will immediately erect a mission house to cost \$3000. G. F. Penne buys four lots, John E. Newman two lots, Miss Hilma Peterson one lot, Sherland R. Nebbett one lot and H. E. Mackintosh two lots.

This tract lies directly south of the city on Moneta avenue, the Redondo short line passing through the center of the tract, giving quick service, which with the low prices, easy terms, Mr. Bowen thinks, is the cause of the unusual activity in this tract. These lots, 333 in all, were placed on the market some eight weeks ago and are now more than half sold, which shows that there are purchasers on the market when a few inducements are given on good property.

POMONA SALES MAKE SPLendid TOTAL OF \$51,000; FOUR DEALS

POMONA, Feb. 27.—McComas & Caves, assisted by C. G. Holmes, closed the following deals this week: The W. Chauveney fine home on East Pasadena street to a local investor.

The five-acre orange grove, one of the best in the valley, on Mountain avenue belonging to J. W. Romick to W. J. Chauncey.

The W. D. Spayth 11-acre ranch on Cucamonga avenue to J. W. Romick. This is considered a fine grove and is located near Claremont.

The Whiting estate of twenty acres on Euclid avenue, north of Upland, to W. D. Spayth. This is a well improved property and finely located. The consideration of these deals amounted to \$51,000.

Building Prospects

Now that the hall of records for the county is assured just south of court house, it is said that owners of vacant lots on Broadway north of First street are looking into the question of building. The new building is to be a magnificent one, fire proof and roomy enough to accommodate officials for many years. It is said that there is prospect of a building going up just to the north of the McCarthy building on the west side of Broadway.

COVINA MAN BUYS IN SOUTH PASADENA; \$20,000 PURCHASE

SOUTH PASADENA, Feb. 27.—J. S. M. Hill has sold his beautiful home located at the southwest corner of Fair Oaks avenue and Oak street to D. L. Peters of Covina. The consideration was \$20,000.

The Hill place has long been recognized as one of the show places of South Pasadena. The property is very slightly and commands a magnificent view of the Sierra Madre range of mountains and a wide sweep of territory on the south, east and west.

The property is improved with a fine two-story modern ten-room residence, which cost \$10,000 to erect less than two years ago. The house contains all modern conveniences. There is also a fine garage and a tennis court. The grounds are highly improved with fine shrubbery and rare plants. It is the intention of Mr. Peters to further improve the property, and to make South Pasadena his permanent place of residence.

San Jacinto Sale

J. S. Jackson bought 174 acres of the Estrella ranch near San Jacinto and will make extensive improvements. Mr. Jackson recently came from Dayton, Ohio, and is to move at once. The land sold for \$1700.

Beaumont CENTRE OF APPLE CULTURE. An Ideal Combination. Five Acres With Water \$750. Big City Lots With Water \$150. Both for Only \$900. \$100 Down Balance \$30 Per Month.

Beaumont lands are becoming valuable and hard to get. At the present unparalleled demand they will soon all be gone, aside from resales. More than 1100 far-sighted, active homeseekers have invested their money in Beaumont and they have spent more than \$140,000 improving their holdings; 15 months is only a short space of time to accomplish the wonders wrought by these vigorous folks. Beaumont is its own best evidence of whether you ought to buy and enjoy its prosperity. See it and you'll buy.

Beaumont's Development as an Apple Section Is One of the Horticultural Marvels of the Fruit World--There's a Reason

It's news perhaps to many that Beaumont is a rival of any of the world-famous apple districts, but not news to the ranchers there who have become independent from apple-raising. Wenatchee, Hood River or even Yakima can't hold a candle to Beaumont, and they have been considered phenomenal, for within 5 years acreage that could be bought then for present Beaumont price is now worth from \$1000 to \$3000 per acre. Beaumont ought to be on the same level as its neighbors, Riverside, Redlands, Pomona, etc., which are famous for oranges, have done nearly as well. Beaumont will repeat the history of these sections, and if you don't buy now you'll always kick yourself for not doing so. Now's your chance—don't let it slip away from you. We stand ready to prove all we claim for Beaumont—give us a chance.

\$560,000 Increase in Taxable Values Is a 15 Months' Record Not Surpassed by Any Homeseekers' Colony in California

CUT OUT AND MAIL THIS COUPON TODAY. 226 Mercantile Place, Los Angeles. BEAUMONT LAND AND WATER COMPANY, OWNER. I want to know more about Beaumont and its irrigated apple lands; send me literature and information. If satisfactory, I may want to go to Beaumont on one of your Sunday or Thursday excursions. Give me railroad rates from this point. Name: Address: H-2-28-09.

Homeseekers' Cheap Excursions, with Free Dinner, Every Thursday and Sunday, FREE TO BUYERS.

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