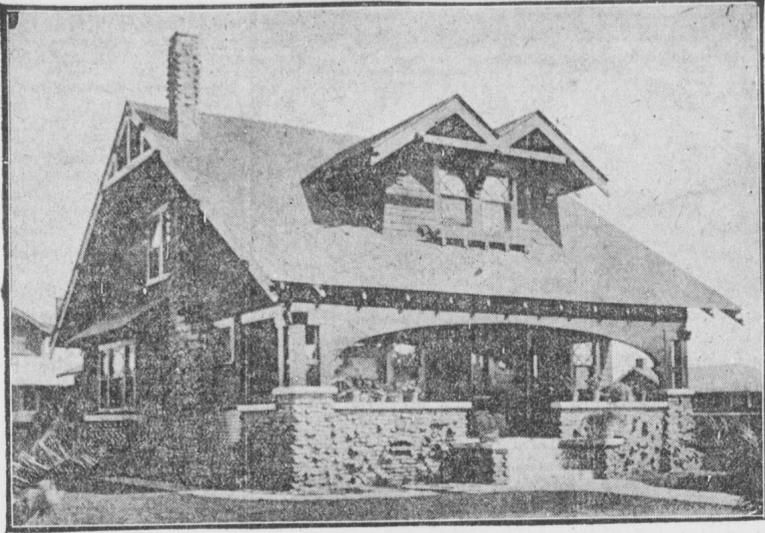


PART II

Humphrey Taylor Dwelling Recently Completed in College Tract Annex



THE above out is from one type of the story and half bungalows the Los Angeles Investment company is building upon its College tract and College tract annex, centering at Forty-eighth street and Gramercy place on the Grand avenue car line.

large screen porch on first floor. These rooms are finished with oak floors, beam ceilings, wainscoting and plate rail, large brick mantel and fireplace, buffet, etc., large open stairway, clinker brick and cement porch and steps. There are three large, sunny bedrooms and bath on second floor, with large ventilated clothes closets.

The company has under way on Forty-ninth street in its College tract annex several bungalows of somewhat similar design. These can be finished to suit the purchaser. On Wilton place several more are being finished. These are of the five, six and seven room designs.

REALTY BOOMS AT SAN JACINTO

ONE MAN'S SALES AGGREGATE \$130,113

SEVERAL BIG CASH DEALS ARE CONSUMMATED

Fruit and Alfalfa Land Proves Popular with Investing Public—Town Lots Also Appeal to Buyers

A small land boom is on at San Jacinto. Fruit and alfalfa land is selling rapidly and several big deals have recently been perfected.

The following are some of the numerous sales recently made by Arthur G. Munn, Union Trust building, Los Angeles:

J. C. Nutting and others of Los Angeles, to John Armhurst of Gardena, eighty acres of land lying four miles west of Hemet, price \$25,000.

Mr. Armhurst also purchased from Mr. Munn the adjoining eighty acres for \$25,000 cash.

W. W. Middlecoff and others to W. P. Haber, lot 125 of the Estudillo tract at San Jacinto, \$4,000.

William Hicks and associates to C. E. Damerelle, lots 126 and 127 of the Estudillo tract at San Jacinto, being forty acres, \$4,000. Both purchasers expect to plant the land to alfalfa this season.

R. J. Waters to W. J. Newenham, forty acres in lot 156 of San Jacinto Land association, \$3,000. This is also to be planted to alfalfa.

Mr. Waters, who is president of the Citizens National Bank of Los Angeles, has also just sold through Mr. Munn to William Hicks, et al., 727 acres north of the new Cavston ostrich breeding farm at San Jacinto, for \$40,000. Mr. Munn being one of the buyers.

City House Sale John Armhurst to Arthur G. Munn, 7-room residence at 438 West Santa Barbara street, to S. B. Lewis of Long Beach, 160 acres, known as the Maple Leaf ranch, at San Jacinto, \$10,500.

Laura Dalley to E. L. Ranney, 9-room residence, Fortieth place and Budlong, Los Angeles, \$5,250.

J. B. Rowland of Santa Ana to Thomas O. Pierce of Glendale, 260 acre stock ranch, known as the Popette ranch near Banning, \$12,500.

W. W. Middlecoff and others to Mrs. Viola Chapman, lot 5 in San Jacinto, \$150.

Thomas O. Pierce to J. B. Rowland, lot and livery stable building in Glendale, \$7,000.

W. D. Krug of San Jacinto to Arthur G. Munn, creamery and ice plant, \$8,000.

Hicks, Newenham and Munn to W. W. Middlecoff, their undivided interest in 215 acres of the Estudillo tract at San Jacinto, \$20,000.

Hicks, Newenham and Middlecoff to Arthur G. Munn, brick and grain warehouse at San Jacinto, \$2,000.

Middlecoff and Newenham to William Hicks, seven acres of the Estudillo tract at San Jacinto, \$713.

J. Fred Hard to Thos. W. Aisbitt of Ocean Park, part of lot 1, block 16, San Jacinto, \$12,000.

Altogether the above sales total \$130,113.

New Freight Shed FRESNO, Oct. 16.—Announcement has been made by the Southern Pacific officials that an appropriation of \$200,000 had been made for the erection of a new freight shed and an extension of the present yards at Fresno. Work is to be started at once. Among other important improvements will be the laying of new yard tracks to accommodate 450 more freight cars than are now in Fresno.

Glendale-Orange Trade Arthur Caldwell reports the following recent transactions: H. T. Oxman has exchanged his home in Glendale, valued at \$12,000, to T. W. T. Richards for a lot at Orange and Bixel, \$15,000, and another at Eighth and Vermont, \$3,500, the difference being paid in cash. Royal Mines bought from C. W. Wilson for \$30,000 cash a bungalow at 3156 San Marino.

Two-Story Club House LONG BEACH, Oct. 16.—The Signal Hill Tennis club will erect a fine clubhouse on the site adjoining the post-office at Burnett. A two-story building will be erected, fitted up with every convenience. L. F. Johnson, Vine avenue, near State street, is one of the directors.

TEN-ACRE ORANGE GROVE SELLS FOR \$17,000. ALL CASH

Edwin G. Hart & Co., with the assistance of N. M. Murray & Co., have closed sales on the following properties: Gaylord J. Martin, from F. R. Yaxxa, ten acres of oranges and lemons, with other improvements in the way of cottage and barns, outbuildings, etc., the consideration being \$17,000, the deal being for cash. This property is located on Central avenue, Sierra Madre. Mr. Martin expects to further improve the property.

INGLEWOOD RANCHO SURPRISES PUBLIC

EMERGES FROM VAST FIELD IN ONE YEAR

Building Progress and Conservative Development Equal Anything Attempted in Southern California. Tract is Sold Out

Inglewood Rancho during the past year has furnished a series of surprises to the public in the building, progress and consecutive development of this unparalleled acre property. At the beginning a great field, today a broad expanse of beautiful country homes, which are occupied by happy, contented people.

From the first startling announcement of the sale of the property and the elimination of the gardener's lease, it has gone steadily forward, and now the 600 acres have been sold and the last 40-acre subdivision is on the market.

It is confidently expected that this addition will be sold out within thirty days, situated, as it is, in the very heart of Inglewood rancho. The property adjoining it on every side has been sold. Its soil condition is superb, as attested by the other rancho land. It is similar in analysis.

Inglewood rancho is being sought by a conservative, thinking class who wish to own homes in the country and at the same time place their money where it will grow. Then, too, the advantages which they have of being close to a great city and on an electric car line, close to grammar school and high school, and two grocery stores on the property.

Sales for the past week were as follows: One acre on Patton street, W. P. Gutteau, \$600; one acre on Kenwood street, T. H. Stim, \$350; one acre on Fir street, Mrs. Lydia Kettles, \$300; one acre on Lennox avenue, N. F. McMurray, \$600; two acres on Ash street, George W. Curtin, \$600; one acre on Willow street, Mrs. A. Z. Holmes, \$600; one acre on Palm street, Viander H. Park, \$600; ten acres on Palm street, D. C. Shepard, \$6,000; one acre on Patton street, Mrs. L. McGraw, \$600; one acre on Greville street, C. A. Sadler, \$525; two acres on Patton street, Martin L. Lum, \$1,200.

Culvert Bids at Pasadena

PASADENA, Oct. 16.—Bids will be received up to 11 a. m., October 22, for the construction of a steel-tie arch culvert across Lincoln avenue, north of the Salt Lake tracts. Also for a reinforced concrete flat curb culvert along the northeast wash across Colorado street and Modern avenue.

Hotel Near Three Rivers

VISALIA, Oct. 16.—Jason Barton will soon begin the erection of a fine hotel building at the junction of Giant Forest and Mineral King roads, near Three Rivers. The site is an ideal one for the purpose, as the road is on the direct route of all tourists to California.

Ice Plant Addition

EL CENTRO, Oct. 16.—The Holton Power company will erect a large addition to its ice plant in El Centro, and will also construct cold storage plants in Imperial, Brawley, Holtville and Calexico.

Neighborhood Club Building

SANTA BARBARA, Oct. 16.—The Neighborhood club will erect a \$4,000 clubhouse, with which plans will soon be drawn. Miss Mabel Corey is secretary.

MONETA SQUARE LOTS ENJOY READY MARKET

MEET DEMAND FOR MODERATE PRICES

Daily Calls at Office Indicate Quick Settlement of Unsold Part of Tract Remaining on Market

The many sales which have been made at Moneta Avenue square by Patton & Longley have been marked with the intense interest which has been shown in the property from the very start. The daily calls at the office have been numerous and led to a record sale of the remaining lots.

The demand for moderate priced houses has been constant and now Patton & Longley are erecting twenty-five bungalows to be sold on the easy payment plan. Some idea of the demand for these houses can be gained from the fact that they have as many as ten prospective purchasers waiting for houses to be completed.

Moneta Avenue square has a half mile frontage on Main street boulevard, upon which work has actually begun. This alone has attracted much attention and has also had a tendency to send values upward.

It is known that six miles of Main street boulevard has been completed by the contractors, and now the importance of this thoroughfare has begun to attract the attention of the investor as well as the home builder.

Sales were made in this tract the past week to the following: M. L. Hudson, two lots, 45x145 feet, on Seventy-ninth street, near Moneta avenue and Main street boulevard, \$1,000.

M. J. Norse, one lot, 50x150, on Seventy-ninth street, near Moneta avenue, \$550.

One lot, 50x150, on Main street boulevard, near Seventy-fifth street. Mr. McIntosh bought for a home and expects to build immediately. He paid \$1,000 for the property.

A. Patsgin, one lot, 45x140, on Seventy-ninth street, \$600.

J. Bromada, one lot, 50x145, on Seventy-eighth street, \$550.

A. C. Sitrus, Seventy-ninth, near Moneta, \$1,200; two lots, 45x140, and four lots, 45x140, on Seventy-fifth street, to James Cook, \$2,400.

Ellen Young, a lot 45x140 on Seventy-ninth street, \$500.

Eleza Noax, lot 45x140, on Seventy-sixth street, \$600.

C. M. Brownstone, one lot, 45x140, near Main street, \$575.

J. A. Bard, the southwest corner of Seventy-ninth street and Moneta avenue, 50x140 feet, \$1,600.

READY-MADE BUNGALOWS BECOME MORE POPULAR

H. J. Brainerd, manufacturer and builder of sectional, ready made and made-to-order portable houses, reports an active week in the sale of his houses. He reports sales of a four-room cottage to F. L. Wesel for Brown's siding No. 18, in the Indian Well valley; bungalow for a mining company in Nevada; also a cottage for San Diego.

Mr. Brainerd is figuring on a number of cottages and bungalows for erection around Mojave. His house is finding favor in this territory.

McCarthy Building Notes

Sammel & Friedman, the well known contractors, are building ten houses on Seventy-third and Seventy-fourth streets between Hoover and Vermont avenues in the McCarthy company's well known Florence avenue heights tract.

The district has had quite an impetus in home building since the 50 fare was initiated a short time ago.

The McCarthy company is also building some modern bungalows in this same tract and has three in course of construction on Seventy-seventh and Seventy-eighth streets and Vermont avenue.

Graders Increase Equipment

The contractors for the McCarthy company's Van Ness avenue square tract, through which run the well known streets, Wilton place, Westminster, Norton, Fourth and Fifth streets, on the Melrose car line, have added another large grading machine and are pressing the work as fast as possible for completion in order to supply the demand for choice home lots in this north of Wilshire boulevard district.

Hosiery Factory

LONG BEACH, Oct. 16.—P. E. Hatch has been consulted by interested parties as to the possibility of securing a harbor site for the purpose of erecting a hosiery manufactory. The chamber of commerce will investigate the proposition.

Drying Sheds

SAN PEDRO, Oct. 16.—The San Pedro Lumber company is preparing to erect drying sheds to cover a ground area of 165x195 feet. The grading of the premises is now under way.

One Year's Growth

The Following Items Show Our Growth During the Year Which Ended October 1st:

Table with 2 columns: Item and Amount. Net Profits During the Year: \$1,000,627.10; Increase in Paid-in Capital: 377,349.00; Increase in Surplus or Reserve Account: 724,833.98.

863 acres of land for subdivision and home building bought during the year. 170 houses built and sold. New stockholders during the year, 1588. Making total number of stockholders October 1, 1909, 3024. Cash dividends paid to our stockholders during the year, \$275,793.07.

Our Next Quarterly Cash Dividend

will be paid November 15, 1909. This dividend will amount to about \$84,000.00. The chance is now yours to become a stockholder in the largest Co-Operative Building Company in the World, and share in these regular quarterly cash dividends. All stock bought now, whether for cash or upon payments, will participate, share and share alike, in this November dividend, as well as all future dividends.

Small Stockholders Absolutely Protected

by a Guarantee Fund held by the Globe Savings Bank, which fund protects anyone against loss (should they desire to sell) who has purchased stock from the company to the amount of \$500 or less. A stock account can be opened with as low as \$1.00; balance can be paid weekly or monthly.

30,000 Shares Now on Sale



335-337 SOUTH HILL ST. CAPITAL AND SURPLUS \$2,876,160.00

TAFT LIKES APPLES



President Taft, while a guest of Riverside county, was presented a box of Beaumont Apples in behalf of the Apple Growers of Beaumont valley.—News Item.

Beaumont Varieties Best of All

When the President was entertained by the apple sections of Yakima Valley, Washington, he was presented with apples, which he declared to be his favorite fruit. He said he inherited an apple taste from "ancestors who never puckered their lips for less than a peck."

He also said: "There is something about apples that appeals to me. There is something about an apple that appeals to the American. "As a hardy fruit it cannot, as I understand, be cultivated without a certain rigorous soil and climate—and so it is with people." etc.

President Taft's keen analytical mind grasps the idea—the fiber of an apple comes from a "certain rigorous soil and climate." Beaumont, because of its magnificent elevation and crisp atmosphere, its virile, virgin soil, is ideal apple country. The orchards now in bearing prove the quality of fruit, and such as the one which produced a \$6000 crop on 7 acres is proof of the profit in their culture.

Fortunes Made in Apple Culture

La Mesa Miravilla Is Apple Haven

—the Crowning Glory of Beaumont—the Latest Subdivision

This magnificent situation is unquestionably one of the coming show places in Southern California. La Mesa Miravilla is that grandly beautiful elevated bit of ground at the convergence of Edgemoor and Noble Creeks. It is a mesa of some 288 acres, which offers the most ideal situation for country estates in this delightful land of ours. Its gently sloping south exposure is perfect for orcharding; its unique location, high above the surrounding country, gives a panoramic outlook over valleys, for miles in extent, unsurpassed in all the world for its scenic grandeur.

Magnificent Country Estates 5 to 14 Acres—Priced Now \$850 to \$2000

We are not putting one bit of imagination into our estimates of the profit possibilities of La Mesa Miravilla. In the sale of all of our lots and lands in Beaumont and the valley we have merely taken concrete examples of what other sections of the country have done, and laying that side of what we claim for them. This last year one grower produced \$7 worth of cherries on one tree—90 trees to the acre. The example of \$5000 worth of apples from 750 trees or 7 acres is another Beaumont example of the yield. We know delicious fruits grow to perfection here and in planning and plating La Mesa Miravilla into reasonable sized tracts, with its grandly beautiful situation we unhesitatingly say that it presents an opportunity to establish a country estate at once sensationally perfect and highly profitable—quite enough to keep you in perfect content and affluence all your days.

Beaumont to Have Gas—Prices Will Advance 25 Per Cent A home gas company has been formed by Beaumont men and money, and orders have been placed for the materials, gas mains will be placed at once—and just as soon as they are ready for the gas prices will be advanced 25 per cent. You know as well as we do that gas at the front of your property makes it that much more saleable and of that much more value. Now is the time to take the pick of several very desirable Beaumont town lots.

Free Buyers' Excursions Sundays and Thursdays We run excursions twice a week to Beaumont. Give all visitors our own personal attention. Fare round trip from Los Angeles is \$2. Be sure to join us in a trip to Beaumont and prove by a face to face visit that we have what we say we have. Fare refunded to buyers.

Send for Our Beautiful Booklet FREE WORTH 25c; HANDSOMELY ILLUSTRATED. This splendid booklet is 24 pages in size, has maps of the property and more than 60 reproductions of photographs taken on the property. It contains complete information, prices, etc. Cut out and mail coupon today.

Steroptic Lectures Daily at 10:30 and 8 p. m., at which time we show 100 views of Beaumont's wonderful development—short, crisp lecture, full of information important to every buyer of California lands, at 618 South Broadway.

Herald Want Ads Are Sure Winners