IMPROVEMENT CLUBS ARE HELPING ALL PARTS OF CITY

BY C. F. ADAMS

SAN BRUNO AVENUE CLUB BUILDS HANDSOME HOME

Hall Becomes Hospitable Meeting Place for All Fraternal Orders of District

A review of the history of the various improvement clubs as they have appeared in the columns of the Saturday issue of this paper discloses the fact that the improvement clubs have exerted a decided influence in the development of the city.

Each club has rendered to the city services characteristic of the needs of its particular section. The Downtown association, Mission merchants' association and South of Army improvement club at their own expense installed and maintain electroliers for their districts. The North Central improvement association at its own expense maintains a street sprinkling system; the Green Valley, Glenn Park and Visitacion Valley clubs maintain volunteer fire departments and supply the equipment. The members of the Sunset club went down into their pockets to secure a portion of the money necessary to pay for the extension of the Masonic avenue line. The Fillmore Street club organized a corporation to finance the Gough street cutoff. The Sunnyside club is now collecting money to complete its sewer system.

BUILDING IS ERECTED

The distinctive work of the San Bruna Avenue improvement club is the purchase of a lot and the erection of a building that will cost $8,000 to serve as the center of the civic, social and fraternal life of the district.

At the time of the club's organization in October, 1906, there was not a fraternal organization in the district. The members of the improvement club formed the San Bruno Avenue improvement club hall association, incorporated, and thereby secured the funds necessary to build the hall.

Since the completion of the new hall six lodges have been organized in the building—the Forester of America, the U. A. O. D., the Woodmen of the World, the R. N. A. and the E. of F.

The organization of these lodges, as well as other social, literary and civic bodies, denotes the impetus that has been given to the solidarity of the district. Nothing serves better to promote local pride and co-operation than the bringing together of the members of fraternal, social or civic organizations.

The building of this hall is only one of the many accomplishments of the San Bruno Avenue improvement club. The club, upon being organized, found progress apparently blocked by the charter provision prohibiting the forcing of street improvements in excess of 50 per cent of the assessed valuation of the abutting property. A communication was sent to the assessor requesting that real estate valuations be increased so that necessary improvements could be made. This was an unusual and perhaps unheard of request from tax payers.

IMPROVEMENTS SECURED

The request was granted. The result has been that through the efforts of the club there has been constructed a splendid outlet sewer at a cost of $165,000, a resurvey and establishing of street grades at a cost of $10,000, an appropriation by the board of supervisors of $34,000 for the repaving of San Bruno avenue upon condition that the property owners would spend a like amount, and the construction of a large amount of street work and sewering.

The boundary of the club's jurisdiction is the Islais creek channel upon the north, Railroad avenue upon the south, San Bruno avenue upon the east and Cambridge street upon the west.

Within this district at the time that the club was organized, three years ago, there was a population of about 1,200. There were very few streets, sewers or lights. The car service was miserable. Today the district has a population estimated at 6,000, a good sewer system, better streets and at least 100 extra lights.

The United Railroads has been induced to give a double track service upon Railroad avenue in place of the former single track service; to furnish the largest type of cars and to reduce the headway from 20 minutes to 10 minutes.

The club petitioned for and secured a branch library; it secured the only additional letter carrier that was allowed to San Francisco last year; it has fostered street adornment by the planting of trees; it has caused the removal of obstructions and fences from streets; it has secured the enactment of an ordinance requiring all sidewalks in the district to be 10 feet in width; it has been one of the stanchest advocates of the enactment and enforcement of the two cow ordinance, causing thereby many dairies to remove from its district.

The club is advocating the purchase of the Bay View park of 160 acres by the city. The bond issue for this purpose, together with other bonding propositions, was defeated, although more than a majority vote was cast for the proposition.

Beautifying the grounds about the Portola school, the establishment of playgrounds upon the site of the old South End school, the obtaining of a paid fire department in place of the present privately supported University Mound hose company, the extension of the mains of the County Line water company through the higher levels of the district are matters which are now occupying the energies of the club.

Judged by its past successes, the club with its 115 members should succeed in securing most, if not all, of these improvements.

NEEDS OF DISTRICT

The district is handicapped because of the holding of large tracts of land by nonresidents and corporations for speculative purposes, these being rewarded for nonprogressiveness by a modest valuation. To get these tracts of land into the market for home sites is one of the problems of the club.

The lack of even passable roadways into and through the district is another condition which the club is endeavoring to overcome. Fire protection is now and has been lacking in this district. In a territory of two square miles there are only 13 hydrants, and these are located in three streets. The nearest firehouse is at Twenty-fourth and New Hampshire streets, a distance of two miles.

The total destruction of the Mount St. Joseph orphan asylum so clearly demonstrated the inadequacy of fire protection that it is believed a firehouse will be established soon at or near the Five Mile house, as advocated by the improvement clubs of the vicinity.

BAY VIEW EXPOSITION SITE

The club has used its utmost endeavors to bring the merits of the Bay View exposition site to the favorable attention of officials and the general public. About six months ago a barbecue was given upon the proposed site by the various improvement clubs of the vicinity, which aroused considerable public interest and attracted a large number of people.

The officers of the club are William A. Best, president; George Y. Morton, secretary; William Gee, treasurer; James Boardman, financial secretary. These men have held office for three years. The club meets every Friday evening at 2570 San Bruno avenue. It takes no vacation.

With thousands of available home sites at prices easily within the reach of mechanics and other wage earners, and only 35 minutes trolly ride by the present roundabout way from the United States mint, postoffice and city hall site, the club believes that during the next three years the progress and development of the district will be even greater than it has been during the last three years, and that the district will become one of the best residence districts of its kind in the city.

APARTMENTS AND LOTS SOLD BY T. E. HAYMAN

Thomas E. Hayman reports the following sales made during the last month:

H. W. Bernheim to A. A. Frank, the apartment flats known as the Alpine, situated at 2185 to 2191 Pine street, in the south side of Pine street 27:6 east of Webster, improvements six five room flats, lot 35x75; price, $17,000.

Patrick McDonald to Mrs. J. A. Small, lot 36:3x115, situated in the east side of Howard street between Twenty-fifth and Twenty-sixth, improvements consisting of four new flats, 2929 to 2935 Howard street; price, $13,000.

George T. McCarty to Louis Reimers, lot 25x100, situated in east side of Devisadero street south of Waller, together with improvements of three flats, 160-162-164 Devisadero street; price, $12,000.

Erna Davidson to Mrs. Catharina Hauser, lot 25x137:6, together with improvements of six flats, 134 to 142 Carl street, situated in north side of Carl street, 250:7½ west of Cole; price, $12,000.

J. H. Cundiff to Mrs. Belknap, lot 25x95, situated in east side of Fifth avenue, 25 north of C street, 690 Fifth avenue, improvements consisting of a seven room residence; price, $6,500.

Mrs. Maria Quinn to A. Tassi, lot 25x91, situated in west side of Steiner street south of Waller, together with improvements of three flats, 115-117-119 Steiner street; price, $11,000.

J. Forrest Wyman to Mrs. Peter C. Shephard, lot 25x137:6, situated in south side of Fulton street, 156:3 west of Stanyan, 2255-2257-2259 Fulton street, improvements three flats; price, $10,500.

W. L. Hemings to Mrs. F. W. Mettors, lot 25x95, situated in east side of Eleventh avenue, 50 feet south of Lake street, improvements consisting of a six room residence, 108 Eleventh avenue; $6,000.

Merton S. Price to Mrs. Helen Walters, lot 25x137:6, improvements consisting of two high class flats situated in south side of Page street, 118:9 west of Central avenue, 1453-1455 Page street; price, $10,500.

REAL ESTATE TRANSACTIONS

William W. Rednall and wife to W. Thorne and wife, lot in E line of Broderick street, 137:6 N of Vallejo, N 27:6 by E 105; $10.

Lillie McCord to Louise Blanck, lot in N line of Richland avenue, 175 E of South avenue, E 23 by N 100; $10.

Same to Louise Blanck, lot in N line of Richland avenue, 200 E of South avenue, E 25 by N 100; $10.

Bertha A. Gardiner to Frank E. Gardiner, lot in S line of Hayes street, 137:6 E of Octavia, E 25 by S 120, and nine other pieces; $10.

John and Anna C. Bailey to Christina Anderson, lot in S line of Twenty-ninth street, 126:4 W of Douglass, W 26:4 by S 114; $10.

John Bailey and wife to same, lot in W line of Bellevue street, 145 S of Twenty-fifth, W 125 by S 75; $10.

R. Everett Collins Jr. and wife to Julia M. McGhee, lot in N line of S street, 107:6 E of Forty-third avenue, E 25 by N 100; $10.

William Schafer to Theresa G. Schafer, lot in N line of Grove street, 125 W of Broderick, W 25 by N 137:6; gift.

Fernando Nelson and wife to Harry Moran, lot in E line of Tenth avenue, 95 N of Fulton street, N 25 by E 120; $10.

Josephine E. Pratt to James D. Fitzgerald, lots 3 to 6, block 88, Union homestead association, and two other lots; $10.

Mary E. Sawyer to John C. O'Connor, lot at SE corner of Twenty-fifth and Shotwell streets, S 43:5½ by E 115; $10.

John C. O'Connor and wife to John Donohoe, same; $10.

Emma V. Van Winkle to Aphelia F. Cochrane, lot in N line of Sacramento street, 102:6 E of Baker, E 35 by N 127:8¼; $10.

Severin Eldrup to Martin Hanson, lot in S line of Mendocino street, 100 E of Virginia, E 100 by S 200; $10.

John Eldrup to Martin Hanson, lot at SE corner of Virginia and Mendocino streets, E 100 by S 200; $10.

Maria Karner to Alwin and Arthur Karner, lot in E line of Schuyler street, 150 S of Jefferson avenue, S 25 by E 70, and two other pieces; gift.

Charles A. Bennett to Henry Gordon Bennett, lot 19, block 58, Reis tract; $10.

George G. Williamson and wife to Otto R. Curtaz, lot in E line of Belvedere street, 352 S of Parnassus avenue, S 28 by E 124:7¼; $10.

Parkside realty company to Cora W. Moore, lot in N line of U street, 57:6 W of Twenty-eighth avenue, W 25 by N 100; $10.

Same to Euphrosyne S. Perry, lot in E line of Eighteenth avenue, 250 N of T street, N 25 by 120, and one other piece; $10.

Parkside realty company to E. C. Peppin, lot in W line of Twenty-seventh avenue, 225 N of T street, N 50 by W 120; $10.

Same to Mary E. Killen, lot in E line of Twenty-seventh avenue, 150 N of T street, N 25 by E 120; $10.

Same to Elmer Mills Harris and wife, lot in S line of T street, 57:6 E of Twenty-sixth avenue, E 25 by S 100, and nine other piece; $10.

Same to Alice T. Dowling, lot in E line of Twenty-seventh avenue, 175 N of T street, N 25 by E 120; $10.

Same to Therese E. Whitney, lot in W line of Twenty-sixth avenue, 275 N of U street, N 25 by W 120; $10.

C. L. E. Staehr to Patrick Norton et al., lot in W line of Twentieth avenue, 225 S of H street, S 50 by W 120; $10.

Nicholaus Nickels and wife to Hilmer Pozzesi and wife, lot in NW line of Moscow street, 275 SW of France, SW 25 by NW 100; $10.

Elizabeth Carlson to August C. Klenke, lot in SE line of Madrid street, 100 NE of Italy avenue, NE 50 by SE 100; $10.

August C. Klenke to John Baerlocher, same; $10.

Real Estate and Development company to Melcher Peterson and wife, lot in W line of Carolina street, 300 N of Twenty-third, N 25 by W 100; grant.

Gerhard Boese to Jeremiah Hegerty and wife, lot in W line of Gates street, 200 S of Jefferson, S 25 by W 70; $10.

Crocker estate company to Nathan Ellison, lots 14 and 15, block L, additions to Castro street addition and Glen Park terrace; $10.

Bay Shore building company to Bridget Cullen, lot in E line of Cora street, 34:6 S of Visitacion avenue, S 34:6 by E 105:8; grant.

Real Estate and Development company to James B. McKinley and wife, lot in W line of Texas street, 75 S of Nineteenth, S 25 by E 100; grant.

George W. Reid to Virginia Reid, lot in E line of Castro street, 40 S of Henry, S 25 by E 80; gift.

Jacob Heyman company to John Stanley and wife, lot in NE line of Berlin street, 150 SE of Silliman, SE 50 by NE 120; $10.

Martha E. Shirren and wife to P. A. Dolan, lot in W line of Forty-second avenue, 100 S of Q street, S 50 by W 120; $10.

Jacob Heyman company to Bessie Lockwood, lot in NW line of Laidley street, 338 SW of Roanoke, SW 25 by NW 100; $10.

John V. Fella to Katharine M. Fella, lot in S line of Clipper street, 253:6 W of Sanchez street, W 24:6 by S 114; gift.

Rivers Brothers to Thomas Wolfe, lot 8, block 9, Lakeview; $10.

The John Center company to Jane Yocom, lot in W line of Capp street, 113 N of Twenty-second, N 36 by W 122:6; $10.

Charles W. Montgomery and wife to Nora Agnes Knobloch, lot in E line of Forty-second avenue, 250 S of S street, S 50 by E 120, and two other pieces; $10.

Erland Dryselius and wife to Fred F. Ouer, lot in W line of Twenty-seventh avenue, 125 S of R street, S 25 by W 120; $10.

Edgar L. Strauss and wife to Bertha W. Luther, lot in W line of Broderick street, 110 S of California, S 27:6 by W 68:9; $10.

Building Contracts

Petterson & Persson with H. L. Petersen—Concrete, cement, reinforcing steel, sidewalk lights, curb, patent flues, damp proofing, bridge and shelter, grading and excavating for a four story and basement class C building in S line of City street, 171:10½ E of Kearny, E 34:4½ by S 119:6; $10,000.

Martha and Charles F. Schramm with Einar Petersen—To erect a two story frame residence in W line of Belvedere street, 99 N of Alma, 25 by 99:9½; $3,200.

WM A BEST
PRESIDENT SAN BRUNO AVE IMPROVEMENT CLUB

GEORGE Y. MORTON
SECRETARY SAN BRUNO AVE IMPROVEMENT CLUB

ALECK NEIL
MEMBER OF STREET COM SAN BRUNO AVE IMP CLUB

WILLIAM GEE
TREASURER - SAN BRUNO AVE IMPROVEMENT CLUB

BUSHNELL PHOTO

EVENTS OF WEEK AMONG THE CLUBS

Discussion of the Amendments Takes Up Attention of Most of the Improvement Bodies

During the last week the improvement clubs have given over their meetings to a general discussion of the proposed charter amendments. Never before have the people of the city been so well instructed through their improvement clubs as to the significance of proposed organic changes in the law.

The "get together" committee, representing the Civic League of Improvement Clubs, Merchants' association, Downtown association and Real Estate board, has been meeting every day during the last week for the purpose of laying out a campaign of education with regard to the proposed charter amendments.

The recommendations of these organizations will appear in every newspaper in San Francisco during the next two days. In addition to this every voter will receive a circular letter concerning the charter amendments. The Civic league has issued a bulletin explaining briefly its reasons for favoring or opposing the various amendments.

Copies of this bulletin may be had at the office of the league in Bush street. The Merchants' association has also issued a bulletin explaining briefly but fully the good and bad features of each amendment. Copies of this bulletin may be had at the office of the association in the Merchants' Exchange building.

The amendments indorsed by these organizations are: No. 1, to bond the city for $5,000,000 for the Panama-Pacific exposition; Nos. 7 and 8, providing for nonpartisan ballot and direct primary; No. 9, providing that half the supervisors and county officers be elected every two years; No. 10, regarding absence from the state; Nos. 11 and 12, providing for construction of tunnels and viaducts; No. 14, making the city liable for damages caused by defective street work; No. 15, providing for issuance of 10 year assessment bonds in payment for street work; No. 17, permitting the Academy of Sciences to occupy space in the park; No. 27, making amendments effective July 1, 1911; No. 28, granting pension to retired firemen; 29, increasing salaries of supervisors to $200 per month; 35 and 36, relating to salaries in office of county recorder and assessor. It is believed that the passage of 35 and 36 will result in a saving to the city instead of increased expense.

The organizations oppose No. 2 because it makes the library subject to political patronage; No. 3, because it opens the avenue for high taxes and extravagance; No. 4, because it authorizes the city to trade or dispose of city property without restrictions or proper proceedings; No. 5, because it makes publication in the Municipal Record equivalent to seven days in a paper of general circulation; No. 6, because it enables 4 per cent of the electors to submit laws to the people, the percentage is too small, and would result in numerous expensive elections; No. 13, because it would permit of confiscation of property for street and sewer work; No. 16, because a free public employment bureau is not needed except to build up a political machine; No. 18, because it reduces the possible efficiency of the fire department; 19 and 20, because they would prevent any competition with the United Railroads in the extension of new lines; 21, because amount could not purchase playgrounds and parks, these should be secured through bond issue; 22, because Golden Gate park might suffer if this amendment were passed, and the park commission can now do what this law would compel them to do; 23, because this compels certain work to be done by day labor which would result in extravagance and political pie; 24, because it increases the allowance of the civil service commission at least $5,000 a year without any apparent necessity; 25, because it reduces the office hours of city employes from 8:30 a. m. to 5 p. m. to 9 a. m. to 4 p. m., and provides for 15 days' vacation on pay even for persons employed by the day, hour or piece; 30, 31, 32, 33, 34, 38 and 39, because the salary raises involved, together with other additional expenses, would increase taxes over $1,000,000; 37, because it appropriates for specific purposes sources of income which are indeterminate rather than percentages or specific sums.

The Civic league, while agreeing with the other bodies upon all the other amendments, differed on Nos. 6 and 22. It approved No. 6 because of the provisions for the initiative and referendum, notwithstanding that 4 per cent of the electors could submit legislative matters to the people by elections. It approved No. 22 as the only means of making certain that other parks than Golden Gate park should also be well provided for.

BUENA VISTA CLUB

The Buena Vista improvement club at its last meeting indorsed amendment No. 22 providing for a division of the park fund.

POINT LOBOS CLUB

The Point Lobos improvement club at its meeting Wednesday night opposed amendment No. 22 and decided to send a circular to all improvement clubs stating the reasons why.

MISSION ASSOCIATION

The Mission promotion association held a mass meeting Thursday evening to duscuss the proposed charter amendments. It approved amendments Nos. 1, 6, 7, 8, 10, 11, 12, 15, 17, 19, 20, 22, 27, 28, 29, 30, 31, 35, 36, 38 and 39. It disapproved of Nos. 2, 3, 4, 5, 9, 13, 14, 16, 18, 21, 23, 24, 25, 26, 32, 33, 34 and 37. It was decided to have cards printed with the association's recommendations and have these circulated throughout the city.

The association advocates particularly amendment No. 22, providing for a division of the park fund so that new parks may be acquired in districts where there are none at present.

The association went upon record as opposing the erection of a temporary city hall and favoring the erection of a permanent city hall by sections at the earliest possible date.

WOMEN'S CLUBS

The local council of women at a meeting Friday unanimously opposed charter amendment No. 2. The council of women consists of 300 representatives from 25 women's clubs, including the collegiate alumnae, the California club, the Corona club and most of the large women's clubs of the city. The reason for opposing the amendment is the fact that the library is well and economically conducted and out of politics. The women believe that if amendment No. 2 is passed the library will be subject to political patronage, as other branches of the city government are.

This amendment is opposed by every civic, commercial and improvement body that is known to have passed upon the subject. So far as is known it has no support from any organization.

EUREKA VALLEY CLUB

The Eureka Valley improvement association again demonstrated its ability to succeed by the masterly way in which the dedication exercises of the McKinley school were conducted. Seven thousand persons attended. The procession and exercises were commenced promptly upon schedule time and carried through without a hitch.

The singing and flag drill of the pupils of the McKinley school were excellent. The speeches of Henry Becker, president of the Eureka Valley improvement association; Eugene F. Conlin, speaker of the day; Mayor P. H. McCarthy, Miss Gallagher, principal of the McKinley school; Alfred Roncovieri, superintendent of schools; Hon. Frank J. Murasky and William Herrin of the Haight and Ashbury club were all very appropriate for the occasion.

The arrangements were attended to by the officers of the association, assisted by Eugene F. Conlin, J. J. Whalen, W. B. Bush and V. Bello of the Eureka Valley improvement club.

The officers of the club are: Henry Becker, president; Dr. T. X. Sullivan, vice president; M. J. Melvin, secretary, and R. H. Plant, treasurer.

PERALTA HEIGHTS CLUB

The club, at its meeting Tuesday evening, received a letter from the park commission stating that money has been appropriated for the construction of a coping around Bernal park. The club has been fighting for this improvement for two years.

PARKSIDE CLUB

Friday evening the Parkside improvement club held its annual election, resulting in the choice of the following: R. M. J. Armstrong, president; Charles Clark, vice president; Harry H. Dobbin, secretary; F. W. Alsing, treasurer. H. H. Dobbin, C. T. McEnery, J. B. Locke, C. P. Edener and Harry Kampe were elected members of the executive committee.

The report of the secretary showed that 38 new members had been admitted during the last year, that 80 per cent of the members attended the regular monthly meetings and that a great many improvements had been secured.

Nearly all the members were present at the meeting.

VISITATION VALLEY CLUB

This club will hold a mass meeting of property owners of the district Sunday at 2 p. m. at 37 Leland avenue to urge the property owners to take immediate action to have the proposed $36,000 outlet sewer constructed and to urge the purchase of a site for a fire house near the five mile house.

MANY SALES ARE REPORTED

All Parts of City Represented in Week's Transactions

Madison & Burke report the following sales:

Store and two flats in west line of Fillmore street between Sutter and Bush streets, for M. Meyerfield.

House of eight rooms and lot, 25x137:6, feet, in north line of Bush street near Baker, for M. Wetmore, for $4,400.

Lot, 25x120 feet, in Pine street through to Austin, for John Horstmann company, for $7,500.

Lot in northeast line of Ritch street between Folsom and Harrison streets, for M. Roussel, for $2,200.

Cottage and lot in southeast line of Ritch street between Folsom and Harrison streets, for T. L. O'Neil.

Improvements and lot in north line of Fulton street near Laguna, with lot, 27:6x120, to rear street, for Mary Farrell, for $7,200. H. Stern represented the buyer.

Lot at southeast corner of Hayes street and Masonic avenue, for J. T. Harmes and Abbie M. Treadwell, trustees of the estate of J. P. Treadwell, for $1,550.

Two flats in east line of Capp street between Twenty-second and Twenty-third streets, lot 25x122:6 feet, for Jennie C. McLea, for $5,800.

Lot in south line of Sutter street between Leavenworth and Hyde streets, 44x137:6 feet, for D. Hunken, on private terms.

Fifty varas of 24 flats in south line of Geary street between Buchanan and Webster streets, for W. I. Sterritt, on private terms.

Lot at the southeast corner of Pine and Powell streets, having a frontage of 49:6 feet on Pine street by a depth of 60 on Powell, for W. Rix et al., for $20,100.

Flats and lot in north line of Sacramento street between Mason and Taylor streets, for Harvard Hill, on private terms.

House and lot in south line of Sacramento street between Webster and Fillmore streets, for H. Clark, for $5,500.

* * *

Rhine & Co. report the following sales:

For Joe Steiner to a client of Rhine & Co., five flats and stable in the northerly line of O'Farrell street, 80 feet west of Buchanan, lot 50x125 feet, for $13,000.

For O. N. Hirsch to J. Bloom, the northwest corner of Pine and Baker street, lot 50x106 feet, partly improved with two flats and two eight room houses, for $12,500.

For Mrs. B. H. Plummer to Hattie Grunauer, lot 35x100 feet in the northerly line of Jackson street, 52 feet east of Lyon, for $5,000.

For M. W. Plummer to P. A. Bergerot, lot 40 x137:6 feet in the northerly line of Jackson street, 245 feet west of Baker; price $6,250.

For Mrs. B. H. Plummer to E. Bareilles, lot 40x137:6 feet in the northerly line of Jackson street, 285 feet west of Baker; price $6,250.

For Francis Klein to W. Crittenton, two flats at the southeast corner of Eddy and Broderick streets, lot 25x56 feet; price $5,000.

Rhine & Co. report a great deal of activity in the Western addition.

* * *

Chamberlin & Co.'s recent sales of real estate involved a total close to $50,000. They were as follows:

For David Houle and W. H. Pyburn to William Olwell, four room cottage at 370 Thirtieth avenue for $3,200.

For Margaret T. Rich, lot 50x126 feet in Park avenue near San Jose to R. D. Cranston for $1,300. Purchaser will erect a modern seven room residence.

For Elizabeth J. Snell to Margaret Kerr, seven room residence at 1291 Fifth avenue, Sunset district, for $5,200.

For Leon Levy to Sarah J. Jordi, two flats on lot 30x137:6 feet at 2852-54 Pine street for $6,000. The same property as described above was resold to Henry Conrad at an advance of $525.

For J. Peterson to F. J. Peck, 6 room residence, lot 26x120 feet, at 170 Twenty-sixth avenue, for $4,800.

For Walter V. McDonald to D. F. de Bernardi, lot 30x124 feet in east line of Edgewood avenue near Belmont, for $2,600. Purchaser is to erect a bungalow.

For Addie L. Wright to John Turner, lot 25x90 feet in west line of Twenty-first avenue, 150 feet north of Lake street, for $1,815.

For Charles A. Johnson to Sarah J. Jordi, nine room residence at 1904 Green street for less than $5,000.

LEASES REPORTED BY WOLF & HOLLMAN

Wolf & Hollman report the following leases made during the last week:

For the John Brickell company, leased to the Thomas Hendry machine company the two story and basement building to be erected on the lot in north line of Golden Gate avenue, 85 feet east of Franklin street, 50x120. The lease is for a term of five years, terms private.

For account of the California plate and window glass company to the California hat company, leased the two upper floors of the four story and basement building just completed in the north line of Mission street between Fourth and Fifth. The two floors contain about 15,000 square feet and have been leased for a period of five years at an aggregate rental of $15,000.

For A. H. Oppenheimer to the Consolidated rubber tire company of New York, a one story and basement building to be erected in the south line of Golden Gate avenue, 25 feet east of Polk street, lot 24x120, for a period of five years, at a rental of $10,000.

For M. A. Deming, leased to Elise Schlueb the two upper floors of the three story building at 116 Turk street, consisting of 24 rooms and baths, at a total rental of $11,000.

For Charles F. Mau to Frederick Stearns & Co., manufacturing pharmacists of Detroit, Mich., the three story and basement building to be erected in the north line of Stevenson street near Second. The lease is for a period of five years, at a total rental of $7,500.

For the Peiser company to A. Thamos and Nick Paras, store and basement at 39 Sixth street. The lease is for a period of five years, at a total rental of $7,500.

For the Phoenix realty company to D. Milder, leased two floors of the eight story building at the northwest corner of Grant avenue and Sutter streets, for a period of five years, at at total rental of $6,000.

For M. A. Deming to M. J. Kochman company, store premises at 116 Turk street, for a term of five years, at a total rental of $6,000.

For the Levi Strauss realty company to W. T. Smith & Sons, wholesale carpet house of Philadelphia, portion of third floor of Baldwin building, at 25 Kearny street, for a period of three years, at a total rental of $3,000.

LAND IS MADE TO PAY FOR ITSELF

New Plan Adopted Makes It Easy for Home Seekers to Buy Merced Farms

A unique selling plan has been worked out by the Co-operative land and trust company of San Francisco for disposing of its land in Merced colony. J. S. Cone, manager of this concern, in speaking of the new plan, says:

"We believe this proposition will prove very attractive to the home seeker, although we admit its operation will involve some risk to ourselves. Briefly, our plan is as follows: The buyer pays down a small per cent of the purchase price in cash, but the balance may be paid from the proceeds of one-third of the crops. This arrangement makes it possible for the man of small means to establish himself on a farm and to make his payments in proportion to his success. That is, if he has a bumper crop the first year he may be able to pay off his entire indebtedness; or, if the first years are lean years, his time of payment is automatically extended."

Sales for the last three weeks, aggregating 1,200 acres, all in Merced county, are reported by the Co-operative land and trust company. The most important single transaction involved the sale of 1,160 acres at Athlone. This tract lies about a mile from the Athlone station and 10 miles south of Merced.

FARMS ARE ROADS TO INDEPENDENCE

Increasing Value of Land and High Prices for Produce Draw People to Country

"The latest and best sign in real estate is the desire of city people to buy suburban home farms," say Stone & Kendrick, and they add:

"Well improved small homes in Sunshine valley are held at from $250 to $500 per acre, according to size, value of improvements, etc. We have seen these lands stand at about these prices for many years and we know they are as staple at the price named as $20 gold pieces.

"The tendency is now upward, particularly on unimproved land, and the man who buys unimproved land today at $200 an acre, with abundant water, will reap not only the steadily increasing value, but the large increase that improvements and planting bring, and, moreover, if he does his part, his returns from the land will take care of the payments.

"Considering the richness of the soil, the abundance and certainty of water, the extraordinarily favorable climate, the excellent transportation facilities and assured markets, the land we are offering on easy terms, with immediate possession, is cheap indeed, and its purchase opens an avenue of escape from the ceaseless drudgery of city life to the independent farm life.

"Conditions in the country have radically changed. The high prices for produce offers a great opportunity for thousands of city dwellers to get farms and earn more from this land than they could do from day wages or office work.

"Most significant of all, the new food conditions are permanent. Supply of land is fixed and population ever increases. In wealth, brain and brawn the farmers dominate the whole American people.

"The suburban home farmer now has the benefit of fast trains, metropolitan newspapers, trolley cars, rural delivery, sanitary conveniences, schools, churches, granges, societies, everything that the city dweller has, and he is independent. He owns land.

"The 'back to the farm' movement is not sentimental, but is the logical result of the ever present desires of the average man to own something, to take care of his family, to leave something behind him, coupled with fast increasing population, the wants of which must be supplied from the soil."

One large electric company of this country spent during the last year nearly $1,000,000 in patents and patent litigation.

For Travel East

There is no finer route than the Rock Island.

It operates through trains via El Paso and through cars via Salt Lake City and Colorado from California to Chicago.

Its passenger equipment and organization is superb.

I will help you plan your trip, quote rates, reserve berths, tell you what there is to see en route and why you should take the Rock Island.

Low rates to all points in Europe.

Come in and talk it over, or write.

F. W. THOMPSON
General Western Agent

Rock Island

TICKET OFFICES:
882 Market St.
Flood Bldg.,
San Francisco
1120 Broadway
Oakland

FATIMA TURKISH BLEND CIGARETTES

Society always wants something *different*. That's why Fatimas are favorites—they're *different*. You taste a *new* flavor—that is rich yet mild, the moment you take your first puff—and the pleasure continues. It's the rare tobaccos blended in a different way that makes their individuality so noticeable—so appealing.

Plainly packed but quality instead—and 10 additional cigarettes.

Note Pennant Coupon and picture of actress now in each package.

20 for 15 cents

THE AMERICAN TOBACCO COMPANY