

EVENTS IN THE COUNTIES BORDERING ON BAY OF SAN FRANCISCO

REALTY MARKET PROMISING Winter Outlook Unusually Good

RESIDENCE LOTS CONTINUE ACTIVE

Pleasant Valley Court Is Newest Subdivision Offered to Home Builders

OAKLAND, Oct. 25.—The advent of the winter season has found the real estate men fully satisfied with the results of their efforts during the spring and summer months, which were among the most profitable and progressive ever experienced here.



View showing part of Pleasant Valley Court, The Realty Syndicate's latest subdivision.

The month of October is expected to outdo the month just passed, which was a very profitable one and showed another big record in building construction.

The business section continues to show marked signs of a progressive tendency, many new and classy buildings being under way and others being altered and put into modern up-to-date condition for the reception of new tenants.

Another new section which is showing signs of life in realty is West Oakland, where sales of importance are being transacted every day.

Although no extremely large and important sales in downtown realty have been recorded for the last couple of weeks, the realty dealers find compensation in the repairing of buildings and business places along the main thoroughfares, most of which have been occasioned by the expiration of leases of one sort or another.

The completion during the week of the Havenscourt boulevard has supplied Oakland realty enthusiasts with a fine 80 foot macadamized avenue of nearly one mile in length.

PLEASANT VALLEY COURT—Something unique in residential subdivision is to be placed on Sunday when the Realty Syndicate places Pleasant Valley court on the market.

The property is located between Piedmont and Rose avenues at the entrance of Piedmont, and is laid out artistically. From a transportation standpoint the tract is particularly suited to commuters.

"If extremely low prices and high class improvements will not appeal to the average buyer," said Sales Manager P. A. Dinsmore, "then I am badly mistaken in my idea of what a man wants in his home place."

"We have left nothing undone which might add to the attractiveness of the property, but at the same time realized that moderate prices were essential. A combination of the two is the result, and if advance indications may be taken to mean anything, we may safely anticipate a heavy sale on Sunday."

DEMAND FOR ROCKRIDGE—That the demand for high class residence property in Oakland is as brisk as it ever has been, especially where such property can be bought at prices that are attractively low, was evidenced by the activity in Rockridge Sunday and throughout this week, said F. E. Reed of the Layman Real Estate company.

newspapers and using the advertisements as their guides in their quest.

The number of inquiries we have had of late from men who are engaged in business across the bay has been unusually large. This is probably due to the fact that as soon as the Oakland and Antioch railroad is running, which will be in about three months, Rockridge will have transportation to San Francisco that will be exceptionally attractive to commuters.

STATION NEAR THE GATES

"The Rockridge station of the new line will be almost at the gates of the tract, within easy walking distance of any part of it, and with trains running every 20 minutes, bringing the foot of Market street within 25 minutes from Rockridge, the effect upon the property is readily apparent.

Arrangements are now being made for the construction of a number of houses in the tract which will conform to the high plan of development that has been carried on from the beginning. Among the homes recently completed is that of F. E. Allen in the west side of West Drive directly opposite the \$10,000 home of C. E. Wells.

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SOCIETY TO GREET DEBUTANTE TODAY

OAKLAND, Oct. 25.—The smart set will welcome the third debutante of the season tomorrow evening, when Mrs. Harris Ceibert Capwell, formally presents her daughter, Miss Dorothy Capwell, at a reception in the Claremont Country Club.

This will be the first function given by Mrs. Capwell since her return after a year abroad, and while it will mark the debut of her elder daughter it will also be the first opportunity which many friends have had of greeting the hostess since her home coming.

The drawing room of the Country Club will be used as the reception room. Supper will be served in the ballroom. The receiving party will include:

Miss Capwell, Miss Ethel Palmanteer, Miss Dorothy Capwell, Miss Phyllis Lovell, Mrs. Lennel B. Ed., Miss Helen Cogswell, Mrs. Joseph R. Knowlton, Miss Marie McHenry, Mrs. Frank K. Mott, Miss Edna Sharpe, Mrs. Wm. E. Sharon, Miss Elba Musser, T. C. Coogan, Miss Margaret Warner, Mrs. Arthur L. Adams, Miss Gertrude Adams, Mrs. Herbert Brakine, Miss Lila Lovell.

One hundred guests were entertained at a bridge party in the afternoon at the home of Mrs. Alice Holmgren, Mrs. Charles Marks. Masses of chrysanthemums were used in decorations of the drawing room and reception hall.

Miss Grace Layman entertained at bridge this afternoon in the family home in Vernon Heights.

The 100 members of Friday Night club of Berkeley enjoyed a delightful dance this evening, which was arranged by Mrs. Charles Marks. Masses of chrysanthemums were used in decorations of the drawing room and reception hall.

SUMMARY OF BUILDING PERMITS

The following is the summary of building permits applied for during the week:

Table with columns: Classification of Buildings, No. of Permits, Oct., and Amount.

SCHOOL FOR THOUSAND OAKS

BERKELEY, Oct. 25.—George Friend, sales manager for the Newell-Murdoch company, has reported the sale last week of a large lot in the Thousand Oaks Station tract near the Southern Pacific depot to a prominent Berkeley woman who has been associated for the last ten years with one of the most exclusive private schools in Berkeley.

It is her intention to build a school along architectural lines that will be in keeping with the high standard of houses that have already been built in Thousand Oaks.

STREET IS STOLEN BY WATER COMPANY

OAKLAND, Oct. 25.—The confiscation of public records of Pleasanton, to which Joseph H. Neal, former town clerk, confessed, may seriously complicate charges against Neal, who is in the county jail awaiting preliminary examination.

An expert working on Neal's books to determine the exact amount of embezzlements in five years, reported to Mayor Schween that the stubs of receipts for personal property taxes are missing, and Neal said he burned the stubs.

The original books on which the town treasurer kept his records are missing, but a duplicate has been found and the investigation is being carried forward.

The loss of the stubs may make it impossible to determine just how much money was taken. It is believed it will exceed \$1,500. Neal maintains he did not take more than \$500 or \$600. Neal said he first began misappropriating town funds nearly five years ago, when his wife and three daughters died in a few months. This has been found to be true. He said he first stole to make his payments of funeral bills and to pay for the lot in which they were buried.

AMERICAN MECHANICS TO HOLD MEMORIAL Services Arranged by Custer Council for Tuesday

OAKLAND, Oct. 25.—Memorial services will be held by General George A. Custer council No. 22, Junior Order of United American Mechanics, in Lincoln hall Tuesday evening.

SALESMAN'S WIFE FEARS FOR LIFE

OAKLAND, Oct. 25.—"I still love my husband," said Mrs. Ethel Mott Rosenheim after giving pages of typewritten testimony in support of her charges of cruelty against Philip M. Rosenheim and securing an interlocutory decree of divorce from him today.

"I would gladly return to live with him, but I fear for my life," she said. Mrs. Rosenheim before her marriage was Miss Ethel Mott, noted as an artist and as a social favorite. The Rosenheims were married in 1905 and their troubles began shortly after the honeymoon.

OAKLAND, Oct. 25.—Hearing of a petition to place Tom Oye, a 17 year old Chinese girl, under the guardianship of Miss Carrie Davis of the oriental home of San Francisco, has been set for Thursday next by Probate Judge Ogden.

Miss Davis alleged that the girl was one of six in a den at 664 1/2 Harrison street and that a raid on the place resulted in five girls being spirited away and only Tom Oye being captured. She was in custody of a Chinese woman named Ngan Fah and the girl said that Ngan Fah was her stepmother.

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Alberger said that more than \$34,000 was being spent by the company in eliminating the features to which protests have been made for a number of months by the people of Oakland and Berkeley.

WOMAN IS ROBBED—Pickpockets at Hayes and Laguna streets yesterday robbed Mrs. J. Akle, 645 Desisladero street, of a purse containing jewelry valued at \$397.

CHINESE GIRL TO HAVE A GUARDIAN

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H.C. Capwell Co. THE LACE HOUSE. Sole Oakland Agents for Forsythe Revillon Freres Furs. Tailored Waists. Clay, Fourteenth and Fifteenth Streets, OAKLAND

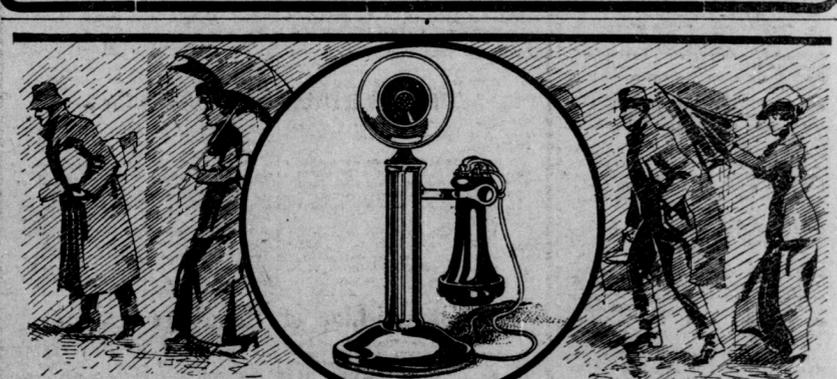
OUR TOY STORE Will Have Its Formal Opening Today From 9 A. M. to 10 P. M.

Parents Are Cordially Invited to Come and Bring the Children All Children Accompanied by Parents Will Be Given Inflated Balloons as a Memento of the Opening of OAKLAND'S BIGGEST TOY SHOP

Come Now While Stocks Are Complete and Make Your Selection From Santa Claus' Biggest Pack, and Upon a Small Payment We Will Lay It Away for You Until Christmas

While Here Get the Children's Height and Weight Taken On a Scale Specially Made for This Purpose

Opening of the Doll's Hospital. Bring the Injured and Disabled Dollies Here and Have Them Mended



ARE YOUR DAYS BUSY? The Rainy Season Is Near. It means stormy days and nights, but with a Bell Telephone in the home Winter does not mean discomfort and inconvenience.

At The Hastings RAINCOATS UMBRELLAS STORM BOOTS RUBBERS. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY