ORIGINAL NEGATIVE BAY MICROFILM INC. PALO ALTO, CALIF.

THE FOLLOWING MATERIAL, AS PROVIDED, WAS IN THE BEST POSSIBLE CONDITION AND CONTAINED ALL KNOWN ISSUES AT THE TIME OF MICROFILMING

SAN FRANCISCO
REAL ESTATE CIRCULAR
SAN FRANCISCO, CALIF.
JAN. 1, 1868 –
DEC. 31, 1892

FILMED BY

BAY MICROFILM INC

LIBRARY MICROFILM DIV

PALO ALTO, CALIF

770352 START DLW

San Francisco Real Estate Circular. x6658.99

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET.

\$1.00 PER YEAR.]

MORTGAGES.

FOR THE MONTH OF JANUARY, 1868.

[Single Copies 10 Cents. Sa 522

VOL. II.

No. 3

MORTGAGES AND RELEASES.

SALES FOR THE MONTH OF JANUARY.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of January, 1865.

Table showing the Number and Value of Sales of Real Estate, made in all Sections of the City and County, in January, 1868.

RELEASES

By whom tak	cen.	No.	Amount	By whom rete	ased	No	Amount.
Private Individ	la ds	73	* \$206,065	Private Individ	uals	117	1 - 3225 GOD
Hibernia S. &	L. 8'y.	55	305,300	Hibernia S. &	L. 8 y	11	((
Clay Street	do.	21	63,5c0	Clay Street	$d\alpha$	e)	1.1,6
French	do-	13	47 (00)	French	do	.4	35,600
Building & Loa	n Soc'y	17	15,520	Building & Loa	in Sowly	37.	10,517
Odd Fellows'	do.	::	> _}(10)	Odd Fellows'	do	1	3,000
San F. Savings	Union	17	55,600	San F. Savings	·/men	i,	(29.0
F'man's Fund I	ns Co			Timere's Fund	Ins. Co		
San Francisco	do	٠,	6,0 a)	San Francisco	do	.;	1 ,Gc ()
Union	do	}	Бодова	Umon	do		3,000
.Qecplental	do "	3	22,6(0)	Occidental	\mathbf{d}_{0}	::	~ 640
Pacific	do.	ī,	43,500	l'acific	do.		21 100
California	do.	i	jun'	California	do.		
Pacific Bank		1	15,000	Pacitic Bank			

Despite the decision of the Supreme Court, in relation to the mortgage tax, and the increased number of releases, which it caused in January, the above table still shows a deficit between the mortgages and the releases, by vor of the mortgages, of 37 m number, and at \$104 435 to amount call estate borrowers are on the increase. Cheap money has ecased to be desirable in our real estate market, since it is encouraging buyers to go in debt. During the month that has just closed, his siles were made at which the buyers only paid down a meety of the bear pinclase money—the balance in each case being secured by process. The amount to which metigages of this class foot up to \$151.000 - 10 sections. to state that many ord mortgages held by town societies have not very eeen released in the Hail of Pecond. The delay is caused by the operture the Legislature will remit the mortgige tax upon mortgages given proviously to the late decision of the Supreme Court

Late Large Sales of Property.

The Clewing sales of real estate have been made, but the deeds taynot yet been exchanged. Lot on sentheast corner of Bush and Spasome streets, 97 feet on Bush, by 08 feet on Sansome, \$105,000. Take is an old wooden sharity on this ground, worth very little -- The not, exitle a shanty upon it. Bradshaw's old place,) northeast corner of California and Sansome streets. In feet on Cautorina by 90 feet on Sansome, has been sold to the Pacatic Marl. Company for \$ 00,000. This lot was incorrectly reported by the daily papers as sold some months ago for \$100,000, -The let on the south side of Post street, west of Dupon's (22) by 120 teet deep, running through to Sto kton Place, and be a g brick and wooden improvements upon it, has been sold for \$ 0.0 at - The for on the north side of Post street, west of Keneric, 120 feet front by 420 deep to St. Marks Place, has been sold for soil per front but a sound,

Omltted.

A suc of property located at 1 oisom and Twelfth streets, the considertion of which was set down at \$200,000 is onatted from all departments of the CIRCULAR, because no money was paid down; a morterine was $\xi_{\rm eff}(\alpha)$ for the entire amount. For the same reason we man as a of property. located in the Hudson Garden and Orchard Tract - Transfe's of property in which no money changes hands are always omitted from our conomis,

No. of Sales. Amount. . \$703,550 393,964 City Slip and Water Lots..... 126,300 South Beach 40.058Mission Addition 82 129,653 Western Addition..... 73 193,805 Homestead Associations, 25,177 Outside Lands..... Tax, Black Mail and Skeleton Titles. 12 433 \$1,713,997

San Francisco, February 1st, 1868 As will be seen by reterence to our table of sales, the real estate transactions which occurred in January were large. As compared with December, an increase of 10 in the number of sales occurred, and \$378,941 more changed hands. The figures of the transactions of the month that has just closed were largely increased by a number of sales of first and second class business property. An increase in the demand for such property has been noticeable each month lately, and prices are constantly on the advance. As they now rule, the highest net income which can be derived from the class of property named is 7 to 10 per cent. per unnum, and it prices keep increasing, even this low rate of income will be reduced. Almost everything in the shape of real estate in the city and county sells now, purchasers are plenty for nearly all that is being offered at anything like reasonable rates.

There has been some talk lately that the Central Pacific Railroad Company is discussing the propriety of making Hunter's Point, or its vicinity, the terminus of the great trans-continental railroad. Such a selection would have a vast effect in enhancing the value of all our real estate. Three other points are mentioned in connection with this terminus-Oakland, Oakland Point, and Goat Island. The city authorities of Oakland making generous offers of land we are told, to the Company, in conpleration of having the terminus located there. Our real estate owners agat to endeavor to prevail spon our city authorities to offer greater landed grants to the Company, along the bay, so as to have the terminus torated on our pennisula. The trade which such terminus will create will consteady's apport a population of some thousands. To bring the road r and the bay to San Francisco will necessitate the building of a line of much greater length, and we presume it will not be done unless some indiscement is effered the company to doit. This matter is a most important one to the real estate and every other interest of the city, and should be attended to without delay.

As compared with December, the sales made in the fifty-varas section in January show an increase of 9 in number, and of \$347,798 in amount; the 100-varias, sales show an increase of 5 in number, and a decrease of \$11.505 in the amount which changed hands; the City Slip and Water nots show an increase of 3 in number, and a decrease of \$41,290 in amount; the Mission Addition sales a decrease of 14 in number, and an increase of \$41,444 in amount; the Western Addition sales a reduction of 7 in number, and an increase of \$11,555 in the amount which passed; the Homestead Associations an increase of 21 in number, and of \$14,873 in amount; the Outside Lands sales an increase of 5 in number, and of \$9,541 in amount. The transactions in other sections do not show any coarge worthy or note.

The Hays Tract, Oakland.

We are informed that property in this tract to the amount of \$100,000 has been sold. Only four blocks are now left for sale in the tract, which are offered in subortisions. We are assured that these are in great demand Messrs, Osborn & Sessions are the agents for the sale of the tract.

The Outside Lands Question .--- Judge Pratt's Decision.

The fog of ignorance, verbiage and clap-trap with which the outside land question has for some time been enveloped, by writers in the daily papers and pettifogging lawyers who hoped to ride into public notice by it, is quickly dissipating. Even the daily papers now begin to see daylight upon this question, and have probably discovered how little they understood about it heretofore. Judge Pratt's late decision in the case of Johnson vs. The Board of Supervisors, contains the following points: That the city of San Francisco has no title to the lands in question, except that obtained under the act of Congress of 1866: that the assumption that the city was or is absolute owner of the outside lands in the city and county is an incorrect one. The fee or ownership was vested in the National Government. Under Mexican usage the acts of the city authorities in deeding lots away, were usually endorsed by the Mexican Government, and hence sprung the error that the city was the absolute owner of the land. Rightfully the city's power was limited to holding the land in trust, and any official action that it exercised did not militate against the National Government's title to the pueblo lands. By the Act of Congress of 1866, the United States Government, in the exercise of its right of ownership, surrendered that right in the words and upon the terms following:

"That all the right and title of the United States to the lands situate within the corporate limits of the city of San Francisco, in the State of California, confirmed to the city of San Francisco by the decree of the Circuit Court of the United States, for the Northern District of California, entered on the 18th day of May, 1865, be, and the same are, hereby relinquished and granted to the said city of San Francisco and its successors, and the claim of said city to said land is hereby confirmed, subject, however, to the reservations and exceptions designated in said decree, and upon the following trusts, namely: that all the said land not heretofore granted to said city, shall be disposed of and conveyed by said city to parties in the bona fide actual possession thereof, by themselves or tenants, on the passage of this Act, in such quantities and upon such terms and conditions as the Legislature of the State of California may prescribe, except such parcels thereof as may be reserved and set apart by ordinance of said city for patrio uses, provided, however, that the relinquishment and grant by this Act shall not interfere with, or prejudice any valid adverse right or claim, if such exist, to said land, or any part thereof, whether derived from Spain, Mexico or the United States; or preclude a judicial examination and adjustment thereof.'

The result growing out of the above Act is, that the city and State authorities are powerless to do anything except to comply with the duties prescribed in it. They can make reservations for streets, a park, cemetery, and school lots, but the residue of the outside lands must pass to the parties in bona fide possession.

"Pueblo Land Leagues" and "Pueblo Petitions" have now received their death-blow and the swindles which they perpetrated and the profits which they reaped, under pretence of power to secure lots for the petitioners must both come to an end.

That we understood the merits of this case, and took the very same pocition as that assumed by Judge Pratt in his late decision, will be made clear by the following extract from our CIRCULAR for the month of No. vember, 1867:

"The pueblos simply held during the pleasure of the sorcreign (the National Government), the right, in trust for the inhabitants, to enjoy and occupy those lands, and nothing more. " " What title, then, it may be asked, did the city gain under its supposed Mexican grant and its confirmation by the Federal Courts? Simply a right in behalf of its inhabitants to pasture cattle and cut chapparal throughout the four leagues, to the exclusion of other persons. And this simple right to occupy remained intact only so long as the United States might allow the right to subsist. " But Congress would not permit this anomalous state of things to continue. Hence the Congressional Act of March 8th, 1866. That Act mentions only two ways by which the outside lands can be disposed of, viz: to the occupants, and for the public use. Outside of these two modes of disposition, therefore, the State Legislature cannot go. It may prescribe certain terms and conditions, and may regulate quantities; but whatever is taken from one of the two, must under the trust go to the other, and not elsewhere. The outside land holders do not claim immunity from any of the conditions reserved by the Act, and they stand ready to surrender such parcels as may be reserved and set apart for public use by ordinance '; but they insist that neither the local nor State Government can make any other conditions than those prescribed by the lord paramount, the National Government

Land on the Bay for Sale.

We have a level tract of 100 acres of garden land, situated on the bay, south of Hunter's Point, for sale. For manufacturing or ship-building purposes, or for a homestead association site, this tract is unsurpassed Ground with water frontage is now very scarce in the vicinity of the city, and those seeking for a well located tract are recommended to look at this one. The title is U. S. patent; \$20,000 can remain upon mortgage.

Bouds of the Pacific Railroad Company.

The following editorial appeared in the Morning Call of the 23d ult. It treats of a subject to which we have heretofore alluded. We fully endorse all that the Call says upon it. For security, the Pacific Railroad Bonds are unsurpassed; the best Montgomery Street property at half its market value is not equal to them. The dividend they yield (nine per cent. per annum net in gold) is a very fair rate. The completion of the through Pacific Railroad (of which the Central Pacific Road forms the western half) will do more than anything else possibly can to aid the filling up of the State with population, and to increase the value of every farm, mine. manufacturing and industrial interest on the coast; but above all (as far as we are concerned), the completion of the Pacific Railroad will treble or quadruple the value of our real estate. Subscription to the bonds named will hasten the completion of our half of the continental road, and for this, and all the other reasons named, our highest monetary interests call upon us to invest liberally in a class of securities so unexceptionable as these Central Pacific Railroad Bonds are. Says the Call:

"It has ever been the policy of the Call to endorse every legitimate interest which promised to aid the progress of the interior. We have followed this course because we have recognized the fact that the prosperity of the city, and of all in it, is dependent upon the growth of the interior. All of our city trade and prosperity have their root in, and have sprung from the efforts of those who labor in the interior upon farms, in the mines, or in manufactories. This dependence of the city upon the country would lead to the supposition that the city should take a secondary place; that capital would be more readily bestowed upon the interior than upon the city; yet the reverse has ever been the case here. Capital has ever centered in San Francisco, and rates of interest have ever been, and now are, three or four times higher in the interior than they are here. Lately, it has become evident that we must find some outlet outside of the city for our superfluous capital, for it is so plenty here that there is great danger of inflation in the value of real estate—the interest which has always had a monopoly of favor in our money market. In examining the opportunities for profitable investment which the interior offers, and which San Francisco would do well to patronize, the bonds of the Central Pacific Railroad Company -- our half of the great trans-continental road-occupy a high place. These bonds differ entirely from stock of any kind. The profits on shares of stock in any enterprise are dependent upon the receipts, and are high or low according to the earnings of the enterprise. There is no obligatory clause which compels a dividend to be paid to a stockholder. but with these bonds it is entirely different. They have thirty years to run, and are sold at ninety-five per cent, of their par value in greenbacks; or, in other words, at the present price of greenbacks (seventy-two cents). six hundred and eighty-four dollars in gold will buy a one thousand-dollar bond, which yields a net income of six per cent, per annum in gold on its face value, or nine per cent per annum net in gold on the sum paid for the bond. The payment of this rate of interest upon these bonds is made obligatory, and has, for a fund to draw from, all the immense receipts of the road from every source. The bonds constitute a first lien upon the road-its franchise, all its receipts, rolling stock, lands, buildings-in fact, noon everything owned by the Company. The amount of bonds issued by the Company is limited by law to less than one-third the cost and value of the road and its equipments, that are pledged for their redemption when the term for which they are to run (thirty years) shall have expired. The rate of profits named is within one per cent, of the rate lately paid by loan societies to depositors; the security offered by the bonds is a much safer. one than loan societies hold, and the dividend they yield is unchangeable. All the signs here point to a still further reduction of the rate of interest and by loan societies -six or eight per cent per annum promises to become the rule. Investment in these railroad Londs is one that is attended with no fluctuation, with no anxiety, and demands no attention. All that the holder has to do is to present his bonds at stated intervals and receive his divident in gold com. In proportion to the amount of bonds taken here, the carnings of the road will be retained in the State, and thus go to enrich it. If the bonds are all taken abroad, the earnings of the road will be drained from the country, and thus, to a certain extent, impoverish the

The Harmon Claim .- Obtaining Money under False Pretences.

A few of the property owners who owned in the locality covered by the late Harmor swindle, were unable to sell portions of their land when they desired to, without paying for and obtaining that pretended title. Every good lawyer and searcher knew that, outside of certain limits, this title was worthless, and told their clients to pay no attention to it; but certain searchers here told those who employed them not to purchase unless the Harmon title was furnished them, and thus, either through ignorance of the nature of that claim, or by design, aided the parties who were black mailing property-holders by it. Previously to its defeat in the Twelfth District Court in October last, some sellers who were anxious to make sibs were compelled to buy the Harmon title; and these parties now talk of prosecuting the holders of it for obtaining money under false pretences - Their own testimony alone was sufficient in Court to show that they had no title, and yet they took money for and pretended to convey a title. Even if a prosecution for swindling failed to convict these parties, it would have the beneficial effect of exposing them.

To those Desirous of Selling Real Estate in a Hurry.

It often happens that an owner of a lot or lots wishes to sell them in a hurry, because of more profitable offers. In cases of this kind, we are always ready to purchase when a fair margin for profit is left us; and being always able to quickly satisfy ourselves as to ritle, can complete the sale in a few hours. We therefore invite those desirous of selling in the manner named, to call upon us at all times.

HowithefFigures are Made up in Our Circular.

Since we first issued THE REAL ESTATE CIRCULAR we have repeatedly been annoyed to see the figures from our tables quoted, either without any credit at all or with the credit given to others. Four of the daily papers and three of the weeklies, within the past six months, have either unintentionally or purposely done us the above injustice. The tables which appear in other real estate publications are made up without any sifting. Each transaction is estimated as it appears upon its face, the compilers not having the requisite knowledge to segregate bogus transactions from the legitimate sales. To illustrate: a sale of a house and lot, situated upon Washington street, between Taylor and Jones, was lately made. The full price paid we know was only \$5,000, but in the deed it was set down at \$7,400. By the nid of this deception a capitalist, who was ignorant of the value of the property, was induced to loan \$5,000 upon it, he being told that \$5,000 was only two-thirds of its full value, while it was really all that the property was worth. The lender has now no margin to secure himself from loss if he has to foreclose, as he probably will In our CIRCULAR of December we published the sale and inserted the true amount paid. \$5,000. Had the capitalist alluded to read it earefully he would have seen how he was deceived. Another real estate circular published here inserted the sale, but had the bogus price (\$7,400) down, and the Bulletin copied it. Again, the same publication inserted last month the sale of a one hundred vara lot on Bryant street, between Sixth and Seventh, which we omitted. The consideration was \$24,000. This lot is worth much more than this sum. The sale was made a year ago, since which time the property has decidedly enhanced in value. The reason why the deed did not appear before was that an interest in the property was held by parties in Germany, and sending for it caused loss of time.

Fully one-seventh of the real estate transactions here are not in reality what they appear on their face. Sometimes an ostensible sale is really only a loan, the lender insisting upon and the necessities of the borrower causing him to give an absolute deed of the propert, as security; just as often, too, an ostensible sale is only a release of a mortgage, made under the arrangement named. Many, sales too, are made in which prices far above what the land sold for are inserted, with the object of aiding the purchaser to re-well it at a heavy advance. All these transactions have to be carefully watched, and can no more be detected by a person who has not had at least ten years experience in the real estate business, and a general knowledge of those who buy and sell it, than a blind man could detect the presence of a needle at his teet. Having been continuously engaged in the real estate business here since the year 1849, it can hardly be deemed egotistical for us to say that we have made ourselves masters of it pretty thoroughly. In the figures and sales which appear in the CIRCULAR the chaff is separated from the wheat. To this process the sales and figures which appear in other quarters are not subjected. For this reason we feel annoyed when quotations are made from our CIRCULAR either. without credit at all or what is even more annoying with the credit given to other parties. If any of the newspapers that have given us cause to find fault with them in this matter knew what a tedious and almost endless task it is to give the figures of real estate transactions correctly from month to month, they would readily give us credit for them. This we insist they shall do, or cease copying from THE CIRCULAR altogether.

The Necessity of Correctness in Drawing up Legal Papers.

Half of the flaws which are found in titles in this city have been caused by the writing of the deed, or some other legal paper, by a bungler. None but a person well accustomed to legal usages, and to all the laws of the State in any way bearing upon conveyances, should ever be allowed to draw up a deed or other paper that is to go upon record. Years of familparate with all the laws and usages of the State bearing upon real estate conveyances have fully posted us in every essential requisite, and we therefore invite all persons requiring deeds or other papers connected with real estate to be drawn up, to call upon us,

The Mortgage Tax Question.

Contrary to general expectation, the Supreme Court of the State lately decided that the mortgage tax is constitutional. Since this decision was rendered, the newspapers have given up much space to the discussion of the many genevances which such a tax will entail. In our opinion the following is the simplest way to make the mortgage tax equitable upon real estate. Let it be made the duty of each owner of real estate upon which a mortgage exists, to inform the County Assessor of the existence of such mortgage. Then let the assessor assess the property, deducting from its taxable value the amount of the mortgage. For instance, Mr. A. owns a lot and building worth \$50,000, upon which there is a mortgage of \$30,000 held by Mr. B. In such case the assessor should tax Mr. A. for \$20,000 upon the property, and Mr. B. for \$30,000 upon the mortgage. In each case, however, let the tax upon the mortgage be a lien upon the property, so that if the mortgage tax cannot be collected of Mr. B., it shall be the duty of Mr. A. to pay it. This plan will prevent Mr. A. paying a tax upon \$50,000 (the assessed value of his property,) and one upon \$30,000, the money he has borrowed on it: for we need hardly say that any tax that is laid upon borrowed money, the lender will compel the borrower to pay, else he will not lend. The borrower's necessity for the money is greater than the owner's to lend it, and so he has to submit to the terms which the lender prescribes.

This question has many sides, and we do not pretend to be sure that the above plan, if adopted, would prove the most equitable; still, we believe that it would come the nearest to complying with that clause in our State Constitution (upon which the recent decision of the Supreme Court was based.) which declares that all property shall be taxed, and that all taxation shall be equable.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM DECEMBER 26th, 1867, TO JAN-UARY 24th, 1868, INCLUSIVE.

North of Market Street.

Southwest Corner Davis and Commorgial would not be a fire		
West side Front, 61 feet north of Clay ports 70 at \$ x 55	7,000	
	45,000	
	25,000	
West side Dupont, 30 feet south of Union, south 25 x 65, to an alley	4,100	
	2,800	
East side Stockton, 68% feet south of Greenwich, south 68% x 10.1.	3,500	
	45,000	
	900	
	5,000	
Northeast corner Taylor and Tyler, north on Taylor 137 2, east 65, south 25, west 13, south 25, west 21, west 22, west 21, west 21, west 21, west 21, west 21, west 21, west 22, west 21, west 2	5,000	. ,
West 13 south 95 west 91 wast 50 1 1 1 1 1 1 1 1 1 1 25,		
west 13, south 25, west 21, southeast 70 to Market, southwest on Market		
	28,000	
	1,800	
The same of the state of the state of the same of the	1,000	
North side Filbert, 137% feet west of Stockton, west 25x137%	3,450	
South side Union 994 feet was to Thomas June 23x13(13)	1,000	
South side Union, 92% feet west of Jones, west 45x120.	1,500	
North side Green, 20 feet east of Sansome, east 40x97 kg		

North side Green, 20 feet east of Sansome, east $40x97 \frac{1}{26}$.

South side Vallejo, 114 $\frac{1}{2}$ feet east of Leavenworth, east 23x60. South side Broadway, 160 feet east of Leavenworth, east 23x60. South side Washington, 110 feet east of Mason, east 27 2x137 2.... City Slip Lot 105, south side Commercial, between Drumm and East..... Northeast corner California and Davis, east 22 11-12x45 10-12. 18,000 South side California, 51 feet east of Krarny, east 24x86 35,000 South side Pine, 29% feet cast or Powell, east 20x60.... North side Pine, 6834 feet east of Kearny, east 6834x13739.... North side Bush, 157 % feet east of Sansome, east 40x80.... North side Bush, 137 ½ feet west of Taylor, west 82 ½x137 ½..... South side Sutter, 157 ½ feet east of Hyde, east 40x137 ½.

North side Sutter, 111 ½ feet east of Dupont, east 25x137 ½. Northeast corner Sutter and Leavenworth, east 49% x68%..... North side Sutter, 43 4 feet east of Taylor, west 21 2 x 81 2 Su'h side Sutter, 275 ft. west of Mason, east 46 1 x 137 1/2 (sub. to mort. \$1,000 4,500 North side Sutter, 87% feet east of Montgomery, east 50x91%North side Sutter, 87% feet east of Montgomery, east 50x91%North side Post, 100 feet west of Powell, w 37%x137% with L in rear 20x65%North side Geary, 92 's feet east of Stockton, east 22 's x60. North side O'Farrell, 137 's feet west of Leavenworth, west 27 'cx137 '2...... North side O'Farrell, 130 g feet west of Deavenworth, west 27 \(\frac{1}{2} \) X137 \(\frac{1}{2} \) South side Ellis, 165 feet east of Leavenworth, east 27 \(\frac{1}{2} \) X137 \(\frac{1}{2} \) Narth sile like, 2011, feet was of Hydr, west to 1x137 7. Southeast corner Eddy and Larkin, east 137 ex137 e.
Southeast corner Eddy and Larkin, east 46x137 e.
South side Turk, 206 feet west of Jones, west 46x137 e. South side Market, 50 feel west of Sixth, west 25x85....

South of Market Street.

South of Murket Street.	
Water lot 721, west side East Street, between Howard and Folsom	15,000
west side Stewart, 45 feet south of Mission south 155 value to	the above
water for 424, cast side Main, 137 so feet north of Folson	7. (10)
west side Deale, 188 is feet south of Folson, south 407, vigo	11. (1)(1)(1
West side Third, 145 feet north of Mission, north 70x115, with L on no	8,000
corner of lot, 60x55.	TILL OOD
East side Fourth, 252 feet south of Folsom, south 23x57 19.	110,000
Southeast corner Fourth and Tehama, south 80x73, with old style 2-story br	7,250
building, sold February 13th, 1867, for \$22,500	JCK "
West side Sixth, 50 feet south of Bryant, south 50x85.	29,000
West slde Sixth, 100 feet south of Bryant, south 75x85.	3,900

West side Sixth, 160 feet south of Bryant, south 75x85.

West side Sixth, 85 feet south of Market, south 25x75.

West side Seventh, 55 feet north of Folson, north 50x85, 2 lots.

West side Seventh, 180 feet north of Folson, north 50x85, 2 lots. West side Seventh, 180 feet north of Folsom, north 95x165. 12,290 Northwest corner Seventh and Folson, north 55x85.
West side Seventh, 130 feet north of Folsom, north 50x85. West side Seventh, 105 feet north of Folsom, north 25x85.
East side Seventh, 191 feet north of Folsom, north 36x80, sub. to mort. \$1000 -3.800-2.750West side Seventh, 245 feet south of Brannan, south 30x80.... Southeast corner Ninth and Tehama, south 30x80.
West side Tenth, 195 feet south of Market, south 105x205; also, north side of

Mission, 80 feet east of El wenth, east 62 ex 195.
East side Tenth, 305 feet north of Harrison, north 25x80.
North side Sixteenth, 160 feet west of Noe, west 50x115. Northeast corner Sixteenth and Nebraska, east 100x214..... 1,500 Northwest corner Eighteenth and Capp, north 185, west 122%, south 51, west Northwest corner ragnicemin and capp, north to 5, 8038 422 4, conta 34, 9038 122 12, south 85, east 122 12, s with 49, east 122 12.

Northwest corner Eighteenth and Douglass, west 45x110. Northwest corner Nineteenth and Sherman, north 75x125.... Northwest corner Twentieth and Franklin, north 95x1223g..... Southwest corner Twenty-Fourth and Alabama, west 25x101..... North corner Twenty-Fifth and York North sid : Twenty-Fifth, 210 feet west of Castro, west 39x114... North side Mission, 280 feet west of Third, west 25x35....

South side Mission, 125 feet east of Sixth, east 25x80 orth side Mission, 480 feet west of Sixth, west 25x85. South side Mission, 400 feet west of SixIh, west 25x85... South side Mission, 400 feet east of Eighth, cast 50x160 to Minna... South side Howard, 75 feet east of Sixth, east 25x80. South side Howard, 75 feet east of Sixth, east 18 4x80. South side Howard, 80 feet west of Sixth, west 25x80..... East side Howard, 110 feet south of Fragenth, south 60x125..... Southwest corner Howard and Seventeenth, south 520x245.... Water lot 434, north side Folsom, between Main and Spear. North side Folsom, 77% feet east of Sixth, east 48 x 160, subject to mortgage. North side-Folsom, 275 feet west of Sixth, west 25 x 80. South side Folsom, 225 feet west of Eighth, west 50x165, with L in rear 25 x 75.

South side Harrison, 80% west feet of Beale, west 20 x 137%.... North side Harrison, 275 feet west of Fourth, west 25 x 85, subject to mortgage 1,250 East side Harrison, 130 feet north of Twenty-fourth, north 26 x 100, subject to

mortgage. Southeast corner Bryant and Central Place, (between 2d and 3d),) east 25 x 80. North side Bryant, 275 feet cast of Fourth, east 67 & x 80.... South side Bryant, 75 jeet west of Fourth, west 25x85, sold Jan'y, '66, \$\$1600 South side Bryant, 85 feet west of Sixth, west 25 x 75, sold Aug. 30, for \$1,025 South side Bryant, 135 feet west of Sixth, west 25 x 75, sold Aug. 30, for \$1,700 1,760

North side Townsend, 1831, west of Fourth, west 91% x 120; also scuth side	
Bluxôme, 1831, feet east of Fifth, east 137 by x 120.	25,000
- MCSL SIGC DOLOICS, 48 IGGESOUTH OF A WELLEVIEWEL SOUTH OF V 195	356
- Fublished Porotes, 61 terrsolly of Twenty-third file 1175.	1.000
West side Church, 225 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 65 x 117 West side Church 195 feet north of Twenty-third, north 65 x 117 West side Church 195 feet north of Twenty-third, north 65 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third, north 35 x 117 West side Church 195 feet north of Twenty-third 195 feet north of Twenty-third 195 feet north of Twenty-third 195 feet north 195 fee	500
West side Church 195 feet north of Twenty-third, north 65 x 117	67.0
west side unifer, 130 feet south of Twere all ad south 65 v 117%	0.00
West side Castro, 105 feel north of Twent oth, north 55 x 125	725
Southerst corner Polk and here greenered at Softer and London and London	
Southeast corner Polk and Fern avenue, thet, sutter and Lush), senth to $x(0)$. Northwest corner Van Ness Avenue and Feldy, north 40×100^3 , sold March	1,000
21 for \$5,650.	7 ()*/
Northeast corner Van Ness avenue and Ellis, north 120 x 109%, sold May 17,	7,870
for \$7,250.	41 41/114
Southeast corner Franklin and Clay, south 127% x 124%	9,000 5,250
Northeast corner Laguna and Broadway morth 179 v 137 b	2,000
Northwest corner Buchanan and O'Facrell mostly 70 y 39 k.	1,000
East side Fillmore, 25 feet north of Fell, neith 50, by an average depth of 75	860
Northeast corner Fillmere and Waller, north 275 x 137 k, making two corner	and
HIIV-Varas	6,000
rast side racice, 100 fect south of Busic south 37 % x 110	825
Northeast corner Scott and Sacramento, fifty-yara	2,000
Northwest corner Devisadero and Fell, north 275, west 425, southwest 277%	-1.7(***
east 108 't	3,400
- Southwest corner Devisadero and Turk south 975 v 1954	4,850
South side bay 450% feet west of Scott, west 137% x 137%	400
NORTH SIDE FERREISCO, 134 % LOCI WOST OF SPARE WAST 1875 A 1875	4(11)
North side Lombard, 137 before west of Webster west 137 to view	1,370
- Bollinwest Corner Jackson and Larkin west 1975, v 118	2,000
Northeast corner Clay and Gough, http://www.	5,060
NOTH Side Clay, 50 feet east of Polk rost 25 x 86	(F, ()
North side Clay, 75 feet east of Yolk, east 25 x 80	1700
Block 463, bounded by Clay, Washington, Scott and Devisadero	9,000
South side Sacramento, 180% teet west of Steiner, west 253 x 1 0,	400
North side California, 82 % feet cast of Baker, cast 27 % x 132 f.c.	- 295
Northwest corner California and Buchanan, west 275 feet on California, north	
275 to south side Sacramento, cast en Sacramento 275 to southwest corner Sacramento and Buchanan, south on Buchanan 275-1wo corner	
9 Del I Wer mitable fills siene velentariote	i 111 11
AUDITOR OF COURSE TIME AND LABORNA, West Times, VIII V	5,060 3,200
South side Pine, 125 feet east of Franklin, cast 25 x 00.	5,200 E,200
NOTUR SIDE DUSD, 32 ICCLUST OF FRANKLIN CASE 25 v 1:0 to Augustin	1.200
North side Bush, 99 feet cast of Franklin, east 25 x 60	7101
South side Bush, 82% feet cast of Buchanan, cast 27% x 137%.	fir (4
North side Bush 137 bited west of South accentral a 1973	2,000
NOTHER BIGG POSE 2 at the Least of Language week 50 and ac-	1 100
SUMBLE SHE GEARY, 103 Like Det. West of Taoman west 321 v 1973	1,000
Southwest corner Geary and Euchanan, west 285 x 95	840
South side Ellis, 77½ feet west of Laguna, west $25\% \times 120$. South side Ellis, 103% feet west of Laguna, west $25\% \times 120$.	800
South side ring, 103% beef west of Laguna, west 25% x 120	500
Northwest corner Eddy and Gough, west 82 5 x 120.	3,500
	ं, रामा
North side Tyler, 89 g fort west of Franklin, west 25 x 120 South side Tyler, 275 feet west of Webster, 27% x 137%.	1 000
North side Mc Allister, 116 feet west of Euchanan, west 22 x 155	770
SOUTHWEST COUNTRY GROVE and Websters well 1971 at 1.	1,800
NUTHERST COUNCE Grove and Sheiner rast 975 c 197 c	3,1100
NUMBER STOCKERS, 13 (2. 10.1.1.0 st.) of Fraction (2. 1.2.1.1.0) (1. 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	2.50
BORGRAND TRANSPORT TO THE ACT WEST OF REICHARDED WEST 1975 VIOL	
20011B 8000 FCH 27	3,750 525
Same as last described resold same day for	700
Same as last described resold same day for Southeast corner fell and Gough, east 25 5 x 120 North and Proc. 25 6 x 1 cm. d. October 10	2,100
	1.500
- NOTUL SIDE PRES : 62 for Crast of Clafaxia Lagrana States	1 500
North side Page, 89 feet cast of Octavia, cast 27x120	1 (10)

AUCTION SALE BY MAURICE DORE & CO., ALCTERS.

Northeast corner Page and Octavia, east 35x120.

H. A. COBB, ALCTIONLEIR.

WEDNESDAY, FEBRUARY 12, 1868, AT 12 O'CLOCK, AT SYLESROOM, 327

Montgomery Street, magnificent Homestead and Pasiness Propert ONE

HUNDRED VARA LOT NO. 300, N. E. corner of Heward and No. 2 Sts. to be sold in 33 subdivisions, on a liberal credit. Terms, one-third cash, one-third in one year, one-third in two years, at 9 per cent, per annum interest, deferred pay ments to be secured by mortgage on the property. FT This is one of the most desiable 190-yara fots ever offered at anction in this city, and the sale deserves the afterdier of all class s of our citizens. Howard street is graded, planked and sidewarker, and Ninth Street is macadamized. Cars pass the property every tew minutes. The entermosyara is on the grade, and will be so divided as to give three uncolusiness continued to the liberal credit given places the fots within reach of all. A plan showing full sub-

OAKLAND, MAPS OF THE HAYS OR MARKET STREET TRACT are now ready. This elegant property, located at the Market Street Station, of offered in subdivisions of 50 x 125, and for Homestead purposes has unrivaled advantages | OSEORN & SESSIONS, 507 California Street, S. U., also, Broadway, Oak) and

W. M. LINDSEY, MONEY LOANER, REAL ESTATE AGENT, AND HOLSE,

PRENCH SAVINGS BANK, DIVIDEND NOTICE, -A Dividend of fenper cent per annum, net. (10 per cent.) upon the operations of the French Savings and Loan Society for the six months ending December 31st, 1867, has, in conformity with the report of the Committee of Verification appointed by the members of the Society, been declared by the Board of Administration, at the general inecting held the 16th inst. The Dividend will be payable on and after the EIGHTEENTH inst, at the Office of the Society, No. 533 Commercial Street, below Montgomery, up stairs

GUSTAVE MAHE. Director of Trench Savanes Bank

HERRITA SAVINGS AND LOAN SOCIETY. NEW BUILDING northeast corner of Market and Montgomery streets. President, M. D. Sweeny Vice President, C. D. O'Sullivan: Trustees: M. D. Sweeny, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O Connor, P. McAran, Constave Touchard, T. J. Brederick, Peter Donalme. Treasurer, Edward Martin. Afterney, Richard Tobin.

Kennitances from the country may be sent through Wells, Latno & Co's fixpress Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is mad. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

WILLIAM J. GUNN, Real Estate Agent, 24 Merchants' Exchange, Californ ma Street. Particular attention given to the purchase and sale of Real Estate.

Loans No gotiated and Rents Collected.

	(Att property placed to my manus for sale 18 advertised gratis	in th
ملو	unnexed list.)	
	Inside Property.	pri
	Lot 433, x 1375 on Leavenworth near O'Farrell.	4,00
	House and lot on Geary near Jones.	5,50
	House and lot on Pine near Larkin	4,00
	Two brick houses and lots on Powell near Washington, \$6 000 and "	6,50
	First class house with 12 rooms, with let 15 x 122 to on Stockton near Fifbort	-,
	1.0t 68% x 100, with rear alley, on Stockton near Filbert	4.00
	Two-story house (10 rooms) with corner h.t. 40 x 60, on Stockton near Chestant	5.00
	Houses and lots on Clay near Taylor	0,00
	Two-story house (8 rooms) and lot on cast side Taylor, near Sacramento	3,00
	Large lot on west side Taylor, with rear entrance on Jackson, \$80 per front foot	1,00
	Lot 20 x 00 (with rear entrance) on west side Leavenworth near Pacific sur-	
	' roundings handsome, street graded and macadamized	500
	Large, fine dwelling house, with lot 87 b x 137 b, on west side Jones mear	501
	Lombard	8,000
	Let 40 x 137 \(\) southeast corner Chestnut and Leavenworth.	1,500
	A.Of 45°, X60 on Francisco, near Mason	1,000
	Three houses and large lot on Filbert near Taylor.	7.500
	Lot 27 % x 100, northeast corn r Jones and Lombard	
	Fifty yara, northeast corner Larkin and Jackson	2,000
	Lot (8 g x 137 g, southeast corner, Sacramento and Jones,	
	Lot 23 x (8), on Green near Powell	1,600
	Two beautiful coftages, and lot 46 x 981, on cast side Taylor near Greenwich	
	Fifty vara northwest corner Broadway and Hyde	4,000
	Lot 30 3 c5, with it ar entrance, southwest corner Dupont and Union (ground	2,500
	well leased)	
	Lot 20 x 57 b, on Broadway between Montgomery and Sansome	0. 500
	City slip lot on Clay near Drumm	2,500
	City slip lot on Commercial near East.	
	Large lot on north side I olsom near Beale.	
	South of Market Street.	

Lot on Mission street, near Sixth	\$2.80
GOL OIL ACSSECSICEL, HEAT FOURTH	1.60
4 WO BOUSES and fols on Howard between First and Second	2,000
Lot 4 e x 13 e'e, with rear entrance, on Park Lappe	6.00
- 6608 25 X 50, on Fighth near Bryant sach	× 7
- 4.00 at X 120, southwest corner Lighth and Stevenson	8.50
- FOUR X 10, WHILL OUTHE BOPTH "D X 50 magthwest cog Eighth and Starmann	€,5(
FIRE Vara, Northwest corn r Gourh and Hardet convisite \$ 1 P. P. Dane 4	100
Our influered vara corner flarmson and Seventh	1 . , (7)
LOUS ON HOWARD BOAT SIXIB	
HOUSE AND DECOIL FOLSOM HEAVENING	3.00
House and lot on Harrison near Saxth	
Large corner lot on Fifth.	3,01
	10,00
Add garmer Market and White and	
 The Court Market and Interesting	5.00
Lot corner Market and Thirt enth	
	1,60
	1,00
400 S ON STRUCTOR BURE SIND SITE (1 D)	- 67
Lot northwest corner second Avenue and Camp Street, 30 x 80.	1.10
100 04 \ 100	1,10
TALS OF MUSE SIDE LOISDIN BUSY I WEST Transitional State 1994. Tools	90
1404 79 X 122 g. Off West Side Cambridge Numerosofth	2,70
- DOI GOV VIZZE ON Wist Side The I. V. differ their Twenty Courtly Street Chart	
AVERTICAL STREET AND THE AND	1,10
 Lot 25 x 75, on Dolores Street, opposite old Mission church.	65

	Latter the rate of the folsom near Twee to fourth 30 x 122 b, each	900
	100 PU A 122 A DR WEST SIDE CADD DOD A CONSTRAINED	2.700
	 DOI 100 X 122 (2.011 With Still) The II See Hill Theory Twenty Sourch Service (Property 	2,100
	Condition of March 1997 And Construction of the Construction of th	1.100
400	TABLE IN THE OUR DOUBLES SHEET, ODDOSHIE OLD Mission chapter	650
	- 129 D X D L SUMBWest Corp r Church and Twenty founds	1,100
	- Furriera fols (one on corner) on Sanchi z and Temple Ancher, v. 114	2,000
	- LOGS OR TOHOR'S B. INFOCH I ISHB of the Name of the Two banks the sub-Two same fines.	2,000
	 HOUSE OF A FOODES 310 foliate V 1, 0 rate Mrs. path without the second Three rate carety. 	1,400 =
	- USAS, UR CUIT MAD, Z. a. AIM 4	4,400
	- 12 9 2 OCT BUILD WITH HOUSE SEAR ASSOCIATION	
	- 139 TU SOU TUBUS HOUSE AND ASSOCIATION	
1	Lots (corner and middle) in Pacific Savings and Homestead.	
	Lois in Central Park Homestead Association.	
	BLOCK FILE POTENTIAL AND LAND LAND	
	BLOCK 144, POTRERO, 132 LOTS, 25 x 100	
	Western Addition.	
	400 by a X 1 G ' , corner of Octavia and California	
	- DOLOU & DOLOU . H. FIRE, BEAT BROBE FICK	
	Lot 100 x 137 on corner of Polk and Greenwich.	
	Fifty vara northeast corner of Turk and Steiner. Turk is graded and macad-	
	deliver let object the form	
	d azed but adjoins the year. Let ICCV 110 scorper of Oak and Steiner	3,000
	A CONTRACT OF A CONTRACT OF A SUM STREET AND A CONTRACT OF	1,600

Beautiful form tilly varies on Pallon and Devision to Street, each............ House and I ton Polk man P not for 30 x 62 othors two-story 2.004 Houses and Joseph Page street near Problem. former lot on Lagrana near O'T argelt a treet graded and macadamized) even, fifty value, bounded by Cibbert, Greenwich, Octavia and Lagunss all our fitty-varas on Lombard and Chesnut, near Buchanan and Webster sts. two of them orners, price for all 102 Acres of Land for Sale.

Situated near Crystal Springs, San Mateo County, on the road to Baif Moon Bay five unles from the town of San Mateo. The land is good grable land, the title is I s. Patent. There is a good dwelling-house on the ground, with all necessary out-houses. The land is all tene d. Attached to the place are 17 mileh cows, a number of hogs, 3 horses, etc.; also, a good stock of agricultural implements. Price, \$7,000

Three Tracts of Land on the CHI House Road Cliff House. Will be sold in tracts to suit purch isers. Prices very low.

56 Acres of Land in the Peralta Tract, Oakland, For sale, situated on the Telegraph Road, mar the furn. This land is of the very

THE BANK OF CALIFORNIA HAVE REMOVED TO THEIR New Building, corner et Califernia and Sansona Streets. Capital stock paid up. on pan, A. J. M. S. Presence, W. C. Ralston, Cashier. Agents in New York. Messrs | Less | Albert | Alber constal Bank Corporation. This Bank issues Japan, and other countries, authorizing fulls on the Crauntal Bank Corporation, London. Exchange for sale on the Atlantic Congrats, on London, Dublin, Paris, Amsterdam, Hamburg, Bremen, and other beamer furz European cities: also, on the branches of the Oriental Bank of thing Kom, and other Asiatic Ports.

PROOKS & HOLLEAL, SEARCHERS OF RECORDS, AND EXAMINERS OF TITLE, 620 Washington Siriet, next door to Magnire's Opera House, San Francisco. Searches made in other Countles.

San Francisco Real Estate Circular.

\$1.00 PER YEAR.]

FOR THE MONTH OF FEBRUARY, 1868. SINGLE COPIES 10 CENTS.

Vol. II.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of February, 1868.

MORTGAGES. RELEASES.			30		
By whom taken.	No.	Amount	By whom released.	No.	Amount.
Private Individuals		\$284,206	Private Individuals	100	\$263,063
Hibernia S. & L. S'y.	63	300,210	Hibernia S. & L. S.y.	-30	139,150
Clay Street - do	23	-73,350	Clay Street / do.	-15	38,095
French do.	8	80,762	French do.	. 2	5,230
Building & Loan Soc'y	21	16,734	Building & Loan Soc'y	18	51,632
Odd Fellows' do.	6		Odd Fellows' do.	-2	7,400
San F. Savings Union.	17	5 7 ,500	San F. Savings Union.	81	30,800
F'man's Fund Ins. Co			F'man's Fund Ins. Co		23,000
San Francisco do.	2	1	San Francisco do.		
City Bank,	4	,	City Bank		P 12 P 4
Occidental Ins. Co	1	1	Occidental Ins. Co	5	23,600
Pacific do.	2		Pacifie do.	2	5,300
California do.	1	15,000,0	California do.	2	4,500
Pacific Bank	:2		Pacific Bank	2	9,500
	50	892,012		184	\$607,320

Compared with January, the above tables show an increase in the mortgages of 17 m number, and of \$77,724 in their amount. The releases show an increase of 20 in number and of \$157,467 in amount. During the month of February 101 sales were made at which the purchasers only paid part cash. To secure the deferred payments, mortgages amounting 10 the sum of \$3-4,791 were given. This class of sales shows an increase of forty per cent, in number and of \$200,773 in amount, as compared with I ke sales made in January. Money continues to be a drug in the markets The Societies are resisting a decline in the rates, but a fall to S or 9 per cent, on large sums, and to 10 or 11 per cent, per annum for small sums is inevitable, if capital does not find an outlet outside of real estate.

Indation and Depression.

Many persons think that the real estate agent who discourages inflafed prices, and the extreme activity in sales which generally accompanies them, pursues a very short-sighted policy. And it one sense he undoubtedly does, for while the excitement lasts he resps his full share of its benefits; but it must be recollected that a calm always succeeds a storm. Indeed, in the real estate or stock market the full often proves to be greater and of much longer continuance than the period of excitement. After-the excitement in real estate which accompanied the mining stock furore of 1563, the real estate market was a dead one for two years; consequently those who did a rushing business while the excitement lasted, paid for i in the dull times which succeeded. And so it will be again, if we persist in forcing prices and sales up to an inflated point. The many whose experience in the real estate business here dates back but to yesterday, may talk of the present excitement lasting forever, but the few who have been in the business since San Francisco became a city, would prefer to see an equible market in prices and sales, rather than a feverish excitement which never lasts long. But in addition to the reasons named, personally we have another and stronger reason for speaking our well matured but to many impalatable, convictions on this matter. We have undertaken to issue a publication which would be a reliable reflex of the real estate market, and so long as we continue to issue THE CHRULAR, we shall endeavor to tell the bruth fearlessly. If the present excitement keeps increasing, a fall in prices is inecitable, somer or later. Against the losses which it must bring we have forewarned and therefore forearmed our readers. Those, therefore, who suffer by a future fall cannot shake their empty money bags at us, or truthfully declare, "Thou didst it!"

SALES FOR THE MONTH OF FEBRUARY.

Table showing the Number and Value of Sales of Real Estate, made in all Sections of the City and County, in February, 1863.

Fifty Varas. One Hundred Varas. City Slip and Water Lots.	95	Amount, \$753,388 676,830 214,857 62,109
One Hundred Varas. City Slip and Water Lots.	103 - i2	676,830 214,857
City Slip and Water Lots	- i 2 -	214,857
	12 *	
Carlly D	10 •	62 109
South Beach		3/14,100
Potrero	~ 57 ·	118,748
Mission Addition	_124	230,074
Western Addition	117	394,725
Homestead Associations.	55 -	30,327
Outside Lands	18	176,136
Tax, Black Mail and Skeleton Titles.	23	12,681
and the second of the second o	614	\$2,669,875

The month of February was a notable one in the real estate market. Although the shortest month of the year, over \$2,650,000 changed hands by the sales which took place in it. Property in-nearly all sections has advanced greatly, and prices have been obtained for business properly on Third, Fourth, Sixth, Kearny and like streets, that would have been deenged almost fabulous six months or a year ago. High, too; as the prices obtained by some sellers were, in many cases the purchasers were immediately offered large advances on the property. In fact there hardly seemed to be a limit to the prices which business property brought. An this too in the face of the fact that renfs have not advanced, and no general improvements have been lately made. There is a mania for business property here just now, although it should not pay six per cent. on the price paid for it. Many instances similar to that related of the greedy cobbler who owned a piece of ground which the king wanted occurred here last month. Greedy owners, who had been asking and were offered nearly double price for their lots bad their greed stimulated by foolish buyers, and in place of two have asked three or four prices. They talk complacently of getting them, too. First class private residence lots have also been in demand, especially in the Western Addition. Advancesof 30 to 60 per cent, have taken place in the price of cligible lots sold-atthe Beideman Sale. If the Beideman estate property could now be resold, it is safe to say that it would bring an advance of 50 to 75 per cent. over the prices obtained in July last. \ In that section of the Western Addition bounded by Clay, Turk, Fillmore and Devisadero streets, a strong demand has of late been noticeable, and prices in many instances have doubled within six months.

For outside Mission property there have been, as usual, numerous parchasers, at constantly calculated. An active demand has been noticeable for lots lying within-the bounds of Eighteenth, Twenty-Sixth, Valencia and Castro streets, This locality is occupied by rolling hills and table land, and heretofore has not been in favor with purchasers. The property of the Eureka, San-Francisco and Pacific Savings and Homestead Associations nearly all lies within the bounds named, and has not heretofore been very profitable to its owners. But the perfect nature of its title, the fine view which is obtained from the most of the land, and the good drainagewhich it will have, have lately operated favorably in elevating its prices. So far, too, the advance has been justifiable, for heretofore prices have been too low in this section.

South Beach property has been in demand, but little is offering, Any sales that have occurred were made at very still prices. Holders are very clevated in their ideas of the value of this section.

The number of sales made in February of 1867 amounted to 446, and their amount to \$1,257,763. The transactions of last month show an advance, therefore, over the figures of last year of 163 in number, and of \$1,412,112 in amount. Never in the history of the city were real estate transactions so large, prices so high, or buyers so generally eager as at the present time. Sellers appear to have everything their own way.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JANUARY 26th TO FEBRUARY

	zoen, 1808, INCLUSIVE.	
	Fast side Kooppy 75 foot worth of Market Street.	
	East side Kearny, 75 feet south of Post, south 46 x 80 (improvements worth- less); lot sold October 3d for \$33,000.	
	East side Stockton 82% feet south of O'Fragal courts 20	_ 3,00
	East side Mason, 114% feet north of Chestnut, north 23 x 70. Northeast corner Mason and California, north 34½ x 68¾.	200
	Southwest corner Mason and O'Fairell, south 20 x 68.24	$\frac{1,500}{-1,700}$
	West side Mason, 80 feet north of Eddy, north 57 & x 137 \(\)	11,000
	East side Mason, 85 feet north of Eddy, north 25 x 683; East side Mason, 112 / feet north of Turk, north 25 x 71 /	
	East side Taylor, 18714 feet south of Geary, north 25 x 8714 (sold May 21, 1867	4,000
	For \$2,000). West side Leavenworth, 87% feet south of Turk, south 50 x 137%.	2,400
	Southeast corner Wyde and David South of Turk, south 50 x 137 3	3,000
	Southeast cornere Hyde and Broadway, east 77½ x 62½. East side Larkin, 80 feet north of Geary, north 57% x 60.	-2500
	and the same the real recognition of the court of the first of the same and the sam	3,500
		850
		-2,500
	South side Chestnut, 137½ feet east of Meathy, 50 vara. South side Greenwich, 68½ feet east of Taylor, east 46 x 60. North side Fillion, 160½ feet east of Taylor, east 46 x 60.	2,000
		$\frac{1,400}{-5,000}$
	South side Union, 176 feet east of Kearny cast 20 x 57 \\ North side Union, 60 feet west of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union, 57 \\ Text cast of Mason west 20 x 60 \\ North side Union Side Union west 20 x 60 \\ North side Union	1,525
	North side Union, 57% feet east of Mason; west 20 x 60. North side Union, 57% feet east of Mason; east 19 x 58. North side Union, 214% feet west of Mason; east 19 x 58.	2,100
	The state of the s	2,300
	North side Union 22 feet and of 5	-1,350
	a total and Canton, 20 Ittl cast of Logrania att ance the 1101/	2,000
	North side Vallejo, 175 feet east of Korrey onet on a 1971	600
		1,050 1,200
0		2,200
	South side Valle to 144 feet cast of Leavent, cast 2023 X 682	3,000
		7 450 325
		700
	North side Puellie, 190 feet west of Tryue, cast 2228 x 1372	1,200
		2,600
		-2,850- 7,000_
		(55t)
	South side Clay, 103 1-6 feet east of Dupont and Pale and State	4,100
		8 500
	North side Clay, 91 feet east of Drumm, east 50 x 5934.	8,700
	South side Sacramento, 9972 foot wast of 1995.	5,000
		16,000
	South side Sacramento, 137% feet east of Leavenworth, east 19% x 70%	20,000_ 750
e L		8,750
	South side California 13714 foot most of Santanian	7.500
	North side California, 7734 feet west of Dupont, west 50 x 13734. North side Bush, 183, feet west of Dupont, west 20 x 60.	50,000
	North side Bush, 1834 feet west of Dupont, west 20 x 60. Northeast corner Bush and Jones, cast 60 x 1073	-9.000.
	North side Bush, 45% foot oast of Lorenty and	13,500
	North side Bush, 137% feet west of Leavenworth, east 25 x 100.	6,500
	Southeast corner Bush and Sansome, east 97 x 97. North side Sutter, 1712, feet east of Kearny, east 341, - 1974.	18,500 65 000
	South side Post 175 foot and of the	28,000
	South side Post 175 feed back of Pringers, east 20 x to, sold February 6th	6,000
	South side Post, 195 feet east of Dupont, cast 80 x 12236. North side Post, 100 feet cast of Stletten cost 80 x 12236.	11,125 – 40,000
		50,000
	South side Post, 137 k feet west of Jones, West 30 x 137 k. North side Post, 160 k feet west of Hyde, west 25 x 137 k. North side Post, 160 k feet west of Hyde, west 25 x 137 k.	9,000
	North side Post, 160% feet west of Hyde, west 25 x 137%, (one-half of this lat —was sold September 11th 1867; for \$1 900.	2,000
	- was sold September 11th, 1867; for \$1,800. North side Geary, 80 feet west of Kramy, west 2007 to	4,500
	North side Geory 1971; Cat and A. C. T.	14,700
	South side Geary, 67% feet east of Mason, east 20 x 80, cold June last, \$2,075) North side O'Farrell, 176% feet west of Hyde, west 20, cold June last, \$2,075)	18,000
	North side O'Farrell, 17614 feet west of Hyde, west 20 x 80, (sold June last, \$2,075) Southeast corner O'Farrell and Larkin, 2224 204, 200	2,400 3,500
	Northwest commer tillia and T.	2,400
	South side Ellis 1971, Contampt of	6,600
	North side Turk, 225 feet west of Jones, west 50 x 13716	4,500 5,255
	Northeast corner Turk and Leavenworth, east 37 % x 8734.	3,755
	Santa and and and and and and and and and an	5,700
	Water lot 588, south side Market, between Main and Spear.	-
	South side Market, 175 feet west of Fifth, west 25 x 100.	3,500
	Southwest corner Market and Sixth, west 25 x 85.	1,000 8,000
	South side Market, 25 feet east of Ninth, east 50 x 90, (sold March last for \$7.425); now graded. South side Market, 175 feet east of Ninth, east 25 x 90, (sold March last for \$3.670); now graded.	0,000
	South side Market, 175 feet east of Ninth east 25 y 00 tool 3	0,500
	\$3,670); now graded	
	St 6251: many completed with the cast 25 x 90, [8010 March last for-	,000
	North side Market, 981, foot wast of Year Y	5,100
	to Dak, east on thak 22 south 553	
	Howard and Edward watt, tuning through to East, between	,800
	West side Shear 971; root coutle of 31;	,000
	East side Beale, 60 feet south of Mission, south 20 x 45/s	,420
	East side Fremont, between Folcon, and Banking V A 40 s	000
	St long St long and the state of the st long s	.000
	East side First, 137 % feet south of Hannal	500
	Southeast corner Course Course and and and south at X 11 11 11 11 11 11 11 11 11 11 11 11 1	,000
-	West side Second, 23 feet north of Jessle, north 23 x 5734. 50, Northeast corner Second and Mission, north 373 x 5734. 14,	,000
	West side Third 70 feat month of Donates and State of the	,000
	West side Third age contained and a street 120 X 400, to Kitch street 30	.000
	Half of lot northwest comments and	000 _
- 1	Southeast corner Equational Description, north 120 x 68%,	500
	West side Fourth 30 feet north of Frank 10.	000
	Sortheast corner Fourth and Clementina, north 30 x 80	(100)

	West side Fourth, 30 feet south of Tehama, south 50 x 75	101 00
-	Southwest corner Sixth and Howard south 55 x 80	40,000
	West side Sixth, 125 feet south of Howard, south 35 x 80. Northeast corner Seventh and Northeast corne	19,500 5,250
-	East side Seventh, 115 feet porth of Foleron worth 50 - 20	8,200
	East side Seventh, 125 feet south of Bryant, north 25 x 85	1,500
1	Northeast corner Seventh and Harrison 100 ware	1,650
	Southeast corner Eighth and Bryant, south 100 x 60.	45,000 5,250
	East side Ninth 125 feet north of Harrison worth 50 x 80	4,000
	North side Twelfth, 112 to feet cast of Howard of an 18, for \$2,000).	3,250
1	South side Eighteenth 75 feet oust of Handley, east 100 x 100	2,000
1	Southeast corner Eighteenth and Hariford, east 25 x 75	150
1	North side Nineteenth 195 feet west of Nac west to 127 x 101	' 650
1	Southeast corner Twenty-first and Treat Aroung good Tools and	1,055
1	South side Twenty-fourth 940 fact wast of Courtmy, cast 100 x 114	1,100
	Northeast corner Twenty, fourth and Shoth and Land, west 80 x 114.	255
the same	North side Twenty-fifth 240 feet west of Taking west 60 x 100	2,000
	Northwest corner Twenty with and Castro month to acc	. 600
	North side Twenty-fifth, 100 feet east of Douglas, east 80 x 114	410
	North side Twenty-sixth, 240 feed west of Church, west 80 x 114.	. 640
-	North side Mission, water lot 630	1700
	41% east 93 gariffe 59	lı .
	North side Mission, 205 feet west of Sixth west 25 - 25	. 8,000
	East side Mission, 95 feet south of Theories fronts	. 1,000
	South side Howard on fact Sout of Switch Street north 65-x 115	: 1,100
4	North Side Howard To feet oref of Sixth and Carl	2,500
	Southeast corner Howard and Laugton, south 25 x 100. North side Howard 175 fact wast of Fidelia.	3,700 3,255
	Northeast corner Howard and Eleganth, West 50 x 165 to Natoma	G,000
	Water lot 434, north side Folsom by Tween Main and Strong world Island	. 3,100
-	for \$12,000). Southeast corner of Folson and Beale, 50 years	15,000
	Verthoust common Follows and It Deale, ou various and the second	36,114
-	South side Folsom, 250 feet west of Flouth west 1001	21,000.
	South side Folsom 925 feet west of Fighth work to a me	30,000
	Southeast corner Folsom and Ninth, cast 275 x 165; also, northeast corner Ninth and Shipley south 75 x 255, cold at Ariota last, northeast corner	3,355
	Southwest corner Folson and Twenty that, north 50 x 12216	1,500
	South side Harrison, 275 feet east of Third, west 30 x 160	
-	Southeast corner Harrison and Chesley (between Seventh and Eighth), east	3,253
_	Southeast corner Harrison and Roiton and to war	6)750 3,000
	North side Bryant, 325 feet west of Third wast 30 x 165.	1,780
-	West side Bryant, 156 feet south of Twenty third worth for and Eighth	4,200 L ₄
-	South side Townsend, 137 ½ feet west of Fifth, west 137 ½ x 200	2,000 7,000 -
1	West side Valencia 65 fort south of Quinn, near Thirteenth, north 27 1/2 x 95	1,200 6,225
7	West side Guerrero 918 feet north of Sixty-routen, 65 x 11726	2,500
7	West side Guerrero, 183 feet north of Treather Treather	825 1,600
1	West side Guerrero, 50 feet north of Twenty-Scoud, north 61 x 11734 Southeast 1337, south 40	1,000
7	Northwest corner Guerrera and Columbia and To	950 3,000
-1	West side Church, 295 feet north of Property 11, south 25 x 100.	-690
1	Northeast corner Sanchez and Twenty-third, north 30 x 1173	475
	East side Noe, 403, feet south of Market, south 50 x 100.	600 1,100
	Wowtones Addist	-,
1	West side Larkin, 97 kg feet north of Union, north 17 x 122 kg, with L in rear 3 x 61 kg. Cast side Polk, 80 feet north of Clay, north 25 kg x 169	
3	outheast corner Van Ness Avenue and Ivy Lating Market	1,000 ·
K	30 x 109	-1,000
	ast side Van Ness Avenue for feet worth of Fry, soilin 30 x 109.	I,000 5,000
10	ast side Van Ness Avenue 127 te fout postly, north 120 x 109 3	8,000
30	ontheast corner Frankin and the worth of a corner by	8,000 -2,500 ·
نو تر	outheast corner Gough and Clay, south 127% x 137%.	2,512 5,500
31	outheast corner Octavia and Pina worth to 120	4,000 3,000
: 8	ast side Steiner, 87 to feet south of Phile world and X 90	1,500
iu	outh side Filbert, 137 % feet east of Webster and 27 1 1971	1,000- 16,600
iu	outh side Green, 236 feet west of Larkin, west 25, south 120, southeast 25,	830
0	outh shie Vallejo, 682; fact west of Laguer	425 1.500
C	orth side Jackson 40 test control of the live A West 28 x 175	1,500 . 425
o	uth side Clay, 137 & feet west of Brodovick and 1974 x 2051	525 12,600
() ()	outh side Clay, 2551, feet east of Devisadero, east 25 x 12723	£500
η	uth side Clay, 137 b first cost of Gound out 2002 x 137 b.	
D.	uth side Sacramento, 180% feet west of Stelling and X 132 %	2,500 400 ,
	ary 4th for \$400, resold February 1st	500

	_	-
South side Sacramento, 1371/5 feet west of Franklin, west 1921/2 x 1272/5 North side Sacramento, 100 feet east of Van Ness, 55x 1272/3 North side Sacramento, 210 feet west of Polk, west 74 x 1273/5, sold Januar,		9,20 1,50
1867 for \$2,500, now sold for. North side Sacramento, 100 feet west of Polk, west 25 x 80, sold January 5 1867, for \$525.		3,33
South side California, 103 1-6 feet west of Fillmore west 24 137 13		90: 45: 50:
Southeast corner California and Octavia, 50 yara.	20	6,000 1,000
North side Pine, 75% feet cust of Van Nees Avenue month 1971	1	7,350 L,750),000
North Side Bush, 82% feet east of Scott, east 55 x 137 %	2	2,850, 200
South side Sutter, 220 feet west of Larkin west 9712 - 190	1	,500 $,200$ $,150$
South side Sutter, 100 \(feet west of Van-Ness, west 100 \times 120.\) North side Sutter, 137 \(heet west of Franklin, 1904 \) North side Sutter, 137 \(heet west of Franklin, 1904 \)	00 - 4	,250 ,500
Northwest corner Post and Scott, 5d years, 4 tots, each 27% x 137%, each	li.	,800 300 800
North side Post, 137 ½ feet west of Gough, west 23% x 120, half interest on South side Geary, 175 feet west of Hoysisders, west 127 ½ x 120, half interest on	ly 1,	900 650
South side Geary, 103 1-6 feet west of Lagrang agest 24 V at 195.		900 550 000
North side O'Farrell, 1382, feet west of Franklin, west 313 x 120.	1,	800 200
Southeast corner O'Farrell and Produciek to some	. 2,	- 700 700=
last for \$2,700	r 2,5	350
Northeast corner Turk and Steiner 13 Tarkin, west 62 1-2 x 120.	. 11,0	500
South-side Turk, 82 1-2 feet east of Scott, east 27 1-2 x 120.	. 73,7	500 50 50
Northwest corner Tyler and Fillinore, west 412 1-2 x 137 1-2	$\frac{-5}{9.0}$	
Northeast corner McAllister and Franklin, 50 vara, Beldeman sale.	. 12,0 . 8.1	000
South side McAllister, 55 feet east of Laguna, east 27 1-2 x 120, sold January, 1867, for \$850	1,2	
North side Fulton, 137 1-2 feet west of Franklin, west 383 x 137 1-2. Undivided half southeast corner Parkers (1997)	. 90	50
South side Fulton, 137 J-2 feet west of Ruchaman, west 140 x 120.	2,10	DO .A
Northeast corner Hayes, 109 feet east of Van Ness, east 27 1-2 x 120.	6,90	
South side Hayes, 110 feet west of Laguna, west 27 1-2 x 120.	7,00 90 7.00	Ю
North side Fell, 82 I-2 feet east of Webster, east 55 x 12d.		*1
South side Oak, 50 feet mat of Detaring West 25 x 120.	13,00 1,50 1712	(3)
South side that, 100 feet east of Fillmore, east 40 x 120.	3,70 1,00	(i) (i)
Miscellancons Solod	1,50 12,50	
Lots 403, 405, and 498 in Glft Map No. 1	250 1,000	
North side Welsh, 105 feet west of Fourth, west 25 x 75	- 40k 925)
Southeast side Cleveland, 125 feet northeast of Seventh, northeast 25 x 75.	323 2,700)
East side old San Jose road, 195 feet north of Navy, north 65 x-90,	1,000 400 760	,
Lots 20 and 31, block 265, Haley Tract.	267 500 200	1
South side Minna, 354 feet east of Severith, east 25 x 75.	1,000 1,200	
East side Sherman 165 foot month of the	500	
North side Minna, 97 feet east of Jane, east 40 x 80.	1,100	
[60] [18] (iif) Man V. o.	1,000 100 50	
NOTHINGS TITO (1.17-17	400	-
oest side Teimessee, 125 feet north of Butte, north 50 x 100	1,150 200 1,150	1
ast side Columbia, 155 feet north of Twenty-fourth, north 26 x 100	1,140 380	
orth side Jessie, 155 feet west of Sixth, cast 25 x 80.	2,200 1,400	1.
ast side Cany 153 c	410	+
orth side Cleverand, 100 feet west of Fifth, west 25 x 75, orth side West, to cast of Seventh, east 25 x 75.	1,350 2,500 1,000	-
With Bid- Staron	780	
ortholde St. Mark Place, 175 feet east of Dupont, east 20 x 62 k.	3,750~ 1,800 4,000	1
ock 144 Potra v. 175 feet west of Fourth, east 20 x 75.	350 780	, i
theast side (225 feet north of Harrison, north 25 v 119 to	4,000 = 3,200 3 ,450 =	(
irteen and the third acres on Point Lobos Road.	i, GGG	1

		-
ya-I	South side Columbia 255 st	-
	South side Columbia, 355 feet west of Guerrero, west 50 x 114. East side Bartlett, 75 feet south of Twenty-sixth, south 25 x 75. South side Clementina, 75 feet west of Eighth, west 25 x 75. North side Jessie, 342 feet west of Fifth, west 24 x 75.	1,100 400
1	NORTH Side Jessie 9401/ C. A	2,350
1	5 690111 Slife Wining 175 Cont on the contract of the contract	3,250
1	DIUCK 402, POLPAPA also months and	2,500
. [cast 100, south to charte and southing and Shasta, north 10	2,000
1	Longing wouth on the state of the Short and	
+	Last side Second America 320 c	12,700
١	NORTH Ship Jacob and P. A.	3,100
l	Louis 6 Bild J'C blook 994 st. 2 m	3,000
1	14018 265 266 267 970 and 1407 and 1507	400
I	DURIN SHE W 175 Each most at a first with the last Chill Man of the	555
l	South side Perry, 153 2 feet east of Guerrero, east 30 x 114. East side old San Jose Road, 305 feet north of Virginia	525
t	East side old San Jose Road, 305 feet north of Virginia Avenue, north 35 x 150	2,525
ĺ,	Lot 36t, Precita Valley	
L	West side Capp, 100 feet north of Seventeenth, 75 x 105 East side Dianrond, 105 feet south of Fayle south 110	950
	East side Dianrand, 105 feet south of Eagle, south 120, east 250, north 55, west 125.	3,600
	. 125, north 55, west 125	N MOO
	West side Kentucky, 150 feet north of Butte, north 50 x 100. West side Jessle, 225 feet west of Fourth, west 25 x 70.	1,500
	West sido Jessie, 225 feet west of Fourth, west 25 x 70.	1,200
5		5,000

Capital Coming from Abroad for Real Estate Investment

We have it from several reliable quarters, that a large amount of money has lately been sent here from the East-for investment in our real estate. In confirmation of these ramors, a number of sales have been lately made under circumstances which warrant the belief-that the parties buying were not purchasing for themselves. Some regard the influx of money from abroad for the purpose named as desirable. With these persons we do not agree. There is already toormuch money devoted to the uses of our-real estate interest, and the result, as we have frequently shown before, is that speculation threatens to become as rife as it was in miningstocks in 1863. Infliction has already resulted, and prices have lately been obtained in many quarters that are viewed, by all sensible real estate operators, as unjustifiable. A plethora of capital here has brought the price of money in the real estate market down to a point much belowwhat it ought to command, considering the high-rates-which-still-prevail in the interior. The inflax of capital from abroad for real estate investment here, must intensify these evils, which, if allowed long to increase, must have the usual termination. First comes speculation, then inflation, and then a collapse and pame, which will bring prices down to an even more unjustifiably low figure than inflation can succeed in elevating themto above their real value. Next to an increase in our working population, capital is our greatest want. But capital must be invested in a productive interest-either in our farms, mines, munifactures; or railroads-if it is to benefit us and its owners. If it is brought here for the uses of an interest which is in some sense a speculative one, and not of itself inherently productive, which has already more money devoted to it by one-half than it can safely use, the result cannot but be undesirable. It will hasten inflation, and the final loss which must result from it. Doubtless outside capitalists have been told that of all openings for investments upon this coast, the real estate of San Francisco was the sifest and among the most profitable. And this is true within limits that are at all reasonable. But even gold may be bought too dear, and certainly so too may be real estate here. If the capitalists of our city, the capitalists of the interior, and even the capitalists who send or bring money from abroad, all agree (as -they now seem-to) to invest all their money in our real estate, those interests upon which its value depends must suffer, and it must sympathize with them. 'If, therefore, Eastern men will not invest in anything upon this coast but city property, our true progress will reap no benefit, but on the contrary, evils will be increased which already threaten to be mischievons enough without the acceleration which they will receive from outsiders' aid.

Bogus Homestend Associations.

Homestead Associations are very beneficial institutions when all the slare solders are allowed to participate in the benefits and profits, but as n any are now conducted here, all of the latter go to two or three manipubrooks of each association. Half a dozen adventurers go in together, with but five hundred or a thousand dollars each, buy a piece of land on the part each and balance" on mortgage system, and consequently at the very degrest rate; organize a paper homestead association; subdivide the land they purchased into small lots, and charge for each lot three to four timeswhat it cost them proportionately, and six to eight times what it is really worth. The small monthly installment without interest dodge, is a gilded pile which catches poor gudgeons, who are assured that now is their time to " secure a lot for a homestead that they can call their own,?' etc. And th is fools bleed that adventurers may fatten. There is hardly an owner of a little patch of garden land (garden land is all the rage for "homestead associations") in the city suburbs who is not bored to death by fellows chasing him, who want to buy his carrot patch for homestead association purposes. Now, we do not oppose legitimate homestead associations. Where a capital of \$40,000 to \$100,000 is put in by a few men, possessing honesty a knowledge of real estate, and a large tract of ground-ina good location is purchased cheap, the shareholders have a chance to make money: but under the present charlatan system, they pay six pricesfor poor lots. We could point out at least a dozen cases where lots, purchased in such homestead associations as we are treating of two to ive years ago, are not yet worth, despite the constant advance of propery, anything like the prices they originally cost the shareholders. And the evil is on the increase; adventurers often figuring, lately, in "homestead associations "(?) that have an incorporate capital of millions, but of hardy a dollar in reality. . .

Real Estate in New York.

We make the following extracts from the New York Real Estate and In-

"In the age of living man the Battery was the abode of fashion. With Castle Garden and the bay in the foreground, and Staten Island and the Narrows in the distance, it was esteemed a most delightful place of residence, and the character of the dwellings contented the worthy occupants. Who then would have offered \$500 for a Fifth Avenue lot, although within a few weeks \$40,000 have been refused for a lot 25 x 100 on the corner of Fifth avenue and Fifty-ninth streets?—Lots facing the Park, which were of still less value when that rich feature of our city was a squatter's common, are now valued at \$50,000 each. The whole western portion of the island, from the Park to the Hudson River, will unquestionably become a fashionable region. It will be encircled by the Boulevarde, and be intersected by parks and gardens that will slope to the Hudsen, and it is not unlikely that as these improvements advance lots will appreciate, until they may even reach the present value of a Fifth avenue or a Park lot.

HARLEM is improving greatly, and few are aware of the superior class of buildings that are being erected in this distant portion of the island. Although trame and brick buildings prevail in this locality, brown stone is often used; and in the aggregate there are no less than two hundred houses, of varied character, at this time being crected within what we may term, the Harlem section. Lots, too, command their value, especially inpreferred localities. In One Hundred and Twenty-fifth street, between Third and Seventh avenues, for instance, lots twenty-five feet by a hundred feel command from \$3,000 to \$3,500 per lot. The lots in One Hundred and Twenty-nigth street are of almost equal value; whilst lots in Fourth and Fifth avenues, which only two years ago were scarcely saleable at \$1,500, now command \$3,000 each. On One Hundred and Thirtieth street, between Fifth and Sixth avenues, lots are \$2,500 each; and there are now building in this street, upon a space named Boulevarde Place, aterrace of eight four-story brown stone dwellings, at an expense of \$20,000 each. Between the same avenues, in One Hundred and Twenty-seventh street, are a row of four brown stone houses, erected at a cost of \$15,000 each, upon lots worth \$2,500 each.

THE QUARANTINE GROUNDS on Staten Island will be put up to competilion on the 21st instant. Whether Governor Fenton has placed a value upon them that they will not command remains to be seen. Staten Island real estate, though greatly increased in value, has in no case that we are aware of approached the sum of \$14,400 per acre; yet this is the minimum rate at which these twenty-five acres are to be disposed of, unless the subject of the reserve price should be reconsidered, providing they remain unsold.

Building in Chicago.

Sixteen leading architects report an aggregate of 510 buildings creeted under their direction during the year. The aggregate cost was \$5,918,000, the average cost being \$11,500. It may be reckoned that should the otherarchitects make their reports, another million would be added-to-this amount, making in round numbers \$7,000,000. These five bundred buildings are for the most part first class; in one instance approximating half a million, and several of them costing from \$50,000 to \$150,000. Of course these five hundred form but a small numerical proportion of the whole number of structures. Hundreds of carpenters have built their own houses, and scores have carried on building in a small way. We know of several instances for example, in which carpenters have built and sold three or four cottages. The addition of these to the estimate would certainly approximate the aggregate to \$10,000,000. Prominent among the structures erected are, Armour & Dole's elevator, (capacity, 2,250,000 bushels,) costing \$500,000; Armour's mercantile building, corner of Michigan avenue and Randolph street, \$140,000; Y. M. C. A. brilding, \$130,000; McKay Brost block, corner of Wabash avenue and Randolph street, \$50,000; the Sherman House addition and Rush Medical College, \$50,090each; the Insurance Building, corner of LaSalle and Washington streets, \$52,000; the Commercial Building, corner of Lake and LaSalle, \$50,000; Dore School, \$40,000; Hinsdale's marble-front store, corner of Randolph street and Dearborn place, \$52,000; Unity Church edifice, which is to cost \$125,000. Several residence blocks cost from \$20,000 to \$50,000. One of the finest blocks in the city is that erected on the corner of Washington and Sheldon streets at a cost of \$160,000.

To those Desirous of Seiling Real Estate in a Hurry.

It often happens that an owner of a lot or lots wishes to sell them in a harry, because of more profitable offers. In cases of this kind, we are always ready to purchase when a fair margin for profit is left us; and being always able to quickly satisfy ourselves as to title, enn complete the sale in a few hours. We therefore invite those desirous of selling in the manner named, to call upon us at all times.

Large Sale of Outside Land.

The deed to 130 acres of land, situated on the San Bruno road, midway between Bay View and Visitacion Valley, was recorded on Saturday last. The price paid was \$1,700 per acre, \$130,000 in all. The tract was known ns Paul's place.

Sale on Sutter Street.

The lot on the north side of Sutter street commencing 874 feet east-of-Montgomery and having a frontage of 50 feet by a depth of 913-feet, hasbeen resold for \$12,500.

The Requisites of a Real Estate-Agent.

A haven of refuge has been found for every blacksmith who has not, talent enough to be successful in wielding his hammer; for every butcher whose heart is too tender, or kuile not skillful enough to slaughter calves properly; for every empty pocketed adventurer; for every broken down politician. This haven is found in the real estate business. All that is required is a two-dollar sign, a five-dollar desk, a six-by-nine room, and plenty of brass in the face. These requisites constitute a real estate agent, who can "talk real estate" as glibly as though he had been brought up to the business, and who knows less about it, perhaps, than the King

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the

- annexed list.)	
Large lot on Leavenworth near O'Farrell\$	4,000
Fine house and lot on Geary near Jones.	_6,000
Two-story house and deep lot on Pine near Hyde House and lot on Taylor near Sacramento	2,800
Half 50 yara, northwest corner Sacramento and Jores	2,000
Brick house and lot on Powell near Washington	26,000 □
Neat brilding lot on Leavenworth near Pacific	500
- Large building lot on Taylor near Jackson.	6,000
Fifty yara, corner Jackson and Larkin	
Large lot and two two-story dwelling houses, on Vallejo-near Powell	7.000
Lot on Groon between Stockton and Powell.	1,600
Fifty wara corner Taylor and Green. Lot 30 x 65, with rear alley, southwest corner Dupont and Union (ground reals—	- ***
Lot 30 x 65, with rear alley, southwest corner Dupont and Union (ground reals	0,000
for \$50). Large lot, and house and lot, corner of Union and Leavenworth	6,000
First class house with 12 rooms, and large lot on Stockton near Washington	
Senare	9,000
Half 50 vara on Stockton near Filberta, Anna Carana	4,000
Large lot and three houses on Filbert near Mason, rent for \$75	7,500 4,000
Two handsome cottages, and double lot, on Taylor near Filbert	6,000
Fifty vara on Greenwich near Jones. Fine house and large lot, on Stockton near Lombard.	5,000
Biffy vara corner Lombard and Leavinworth	- The state of the
Lot 27 to x 100 corner Lambard and Jones.	2,000
Lot 40 x 137% corner, Chestant and Leavenworth	1,500
Two late on Francisco cost of Mason	2 0,000
Two lots on Francisco, cast of Mason. City slip tots on Clay and Commercial near Drumm and East.	
I of on Drinnin near Jackson	6,500
South of Market Street.	
Large lot on Howard near Eighth. Beautiful lot on Mission near Sixth	5,600
Beautiful lot on Mission near Sixth	2,800
Lot on Jessie near Fourth House and lot on Harrison near Lixth.	1,600 3,000
Two houses and lots on Howard near Firsts	0,000
Large lot at South Park.	6,000
Lots on Eighth near Bryant, each	750
Corner lot, 80 x 80, with rear alley, on Fifth	11,000
Two full sized water lots on Folsom near Beale	
Fifty vara lot, in fine order, opposite San Jose Rallroad Depot, corner Halght	1
and Gough	15,000
Lot 60 x 80, corner Valencia and Thirteenth	5,000
Large lot on Guerrero near Thirteenth	
Lot on Dolores near Center	650 - 675
Lots on Guerrero near-Center, each	1,000
Brick house and lot, corner Valencla and Guerrero.	4,500
Lot 30 v 122 % on west side Folsom near Twenty-third	1,000
1 Lot 60 x 122 4 on west side Treat Avenue near Twenty-second.	1,250
Large lot and house on Mission, near "The Morning Light"	1,400 2,700
Lot on Capp near Nincteenth, 90 x 122 4. Lot 250 feet on Twenty-second, 130 on Church, and 180 on Vicksburg: fitle,	_, 100
U.S. Patent: grade good; view magnificent; within three blocks of	
Market Street cars: for sale as a whole or in subdivisions	
Market Street cars; for sale as a whole or in subdivisions	1,100
Market Street gars; for sald, as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Mans 2, 3, and 4.	1,100
Market Street cars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract.	1,100
Market Street cars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on.	1,100
Market Street cars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets:	1,100
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple: Clipper, and Elizabeth Streets: Western Addition.	1,100
Market Street cars; for sald as a whole or in subdivisions. Lot 30 x 80, cerner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets. Western Addition.	1,100
Market Street cars; for sale as a whole or in subdivisions. Lot 30 x 80, cerner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets. Western Addition. Fifty vara-corner Geary and Devisadero Streets. Lot 30 x 87%, corner O Fairfell and Pierce; and lot 50 x 105; and lot 50 x 105	1,100
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noe, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets: Western Addition. Fifty varageorner Geary and Devisadero Streets. Lot 30-x 87%, corner O Farrell and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining: fronts on Hamilton Square.	1,100
Market Street cars; for sale as a whole or in subdivisions. Lot 30 x 80, cerner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets. Western Addition. Fifty varageorner Geary and Devisalero Streets. Lot 30 x 87%, corner O Fairell and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lots on Fell near Steiner, each. Large lot corner Fultan and Devisalero Streets.	equantly to the second
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4 Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets. Western Addition. Fifty vara, corner Geary and Devisalero Streets. Lot 30 x 87%, corner O'Farrell and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lots on Fell near Steiner, each. Large lot corner Fulton and Devisalero Shreets.	500
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Noc, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets. Western Addition. Fifty vara-corner Geary and Devisadero Streets. Lot 30-x 87%, corner O'Farrell and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lots on Fell near Steiner, each. Large lot corner Fulton and Devisadero Streets. Large lot and two cottages on north side Page, near Franklin (rent for \$50 permently) wrice.	500
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in Pacific Savings And Homestead Tract. Lots in Pacific Savings And Homestead Tract. Western Addition. Fifty varageorner Geary and Devisalero Streets. Lot 30 x 87½, corner O'Farvelf and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lot some Fullon and Devisalero Streets. Large lot corner Fulton and Devisalero Streets. Large lot and two cottages on north side Page, near Franklin (rent for \$50 per month), price.	500
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, cerner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in Pacific Savings and Homestead Tract. Lots in Pacific Savings and Homestead Tract. Western Addition. Fifty varageorner Geary and Devisalero Streets. Lot 30 x 87%, cerner O Fairell and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lot on Fell near Steiner, each. Large lot and two cottages on north side Page, near Franklin (rent for \$50 permenth), price. Corner lot, 25 x 62%, on Laguna Street near Geary. Lots on north side Pine Street, between Broderick and Baker. Two middle	500
Market Street gars; for sale as a whole or in subdivisions. Lot 30 x 80, corner Camp Street and Second Avenue. Lots, in Gift Maps 2, 3, and 4. Lots in Fairmount Homestead Tract. Lots in San Miguel Homestead Tract. Lots in Pacific Savings And Homestead Tract. Lots in Pacific Savings And Homestead Tract. Western Addition. Fifty varageorner Geary and Devisalero Streets. Lot 30 x 87½, corner O'Farvelf and Pierce; and lot 50 x 105; and lot 50 x 105 adjoining; fronts on Hamilton Square. Large lot some Fullon and Devisalero Streets. Large lot corner Fulton and Devisalero Streets. Large lot and two cottages on north side Page, near Franklin (rent for \$50 per month), price.	500

100 Acres of Land, with extended Water Front, I the Bay View Tract, for sale. Land level; soil good; title perfect; price low.

Tracts of Land on the CHR House Road. Near Lone Mountain, beyond Lone Mountain, and adjoining the Cliff House. Will be sold in tracts to suit purchasers. Prices very low.

102 Acres of Land for Sale.

Situated near Crystal Springs, San Mateo County, on the road to Half Moon Bay, five miles from the town of San Mateo. The land is good arable land; the title is U. S. Patent. There is a good dwelling-house on the ground, with all necessary out-houses. The land is all fenced. Attached to the place are 17 mileh cows, a number of hogs, 3 horses, etc.; also, a good stock of agricultural implements. Price, \$7,000.

175 Acres of Land for Sale, 8 Miles from the City, Near School Höuse Station, San Jose Road.

100 Acres of Fine Land, Menlo Park,

For sale, in tracts to suit; near the railroad

San Francisco Real Estate Circular.

\$1.00 PER YEAR.]

FOR THE MONTH OF MARCH, 1868.

ISINGLE COPIES 10 CENTS.

No. 5.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET. Vol. II. SALES FOR THE MONTH OF MARCH.

Tuble shotoing the Number and Value of Sales of Real Estate, made in all ions of the City and County, in March, 1868.

Section.	No. of Sales.	Amount.
Fifty Varas	120	\$735,177
One Hundred Varas	141	859,023
City Slip and Water Lots	9	-157,900
South Beach	16	55,775
Potrero	3 65	73,339
Mission Addition:	5152	335,791
Western Addition		449,864
Iomestead Associations.	50	28,363
Outside Lands	56	127,956
Tax, Black Mail and Skeleton Titles	4	2,750
- Andrews - Andr	731	\$2,825,943

The figures of our sales table show the aggregate real estate transactions for the month of March to have been among the heaviest that ever occurred in the same space of time here. A comparison of the sales made in March, with those made in February, shows an increase in the number of sales in almost every section, and also, an increase in the several amounts which changed hands by them. We are glad to note, however, a degreese of the feverishness which characterized the real estate

market in February.

The passage by the Legislature of the outside land bill, as described elsewhere, has, even already, caused a decided increase in the number of outside land transactions. = Prices; too, are rising. \$500 to \$1,000 per acre is now the rule, where \$250 to \$500 lately was. Daylight has at last been reached upon the outside land question, and all classes of our citizens have reason to rejoice thereat.

A short time ago, blocks in the Western Addition could have been purchased for \$10,000 to \$12,000; but now these prices are paid for choice 50-varas on Van Ness avenue and Franklin street. \$12,000 were lately paid for the lot 120 x 1093 on the northwest corner of Van Ness avenue and McAllister street. This is the highest price ever paid for a vacant 50vara in the Western Addition. The lot-120 x 110 on the northeast corner of Franklin and Ellis streets, was sold for \$10,000 a few days ago. Block 426, bounded by Pine, California, Pierce, and Scott, (known as the "Picnic Block,") which is covered with shrubbery, and lies well, was soldon the 16th ult. for \$18,000, and was by no means dear, as prices rule, at that figure. The block bounded by Fillmore, Steiner, Pust and Geary streets was sold on the 14th ult., for \$22,000. This block was sold on the 29th of January, 1857, for \$12.550-

The 50-vara on the northwest corner of Jones and McAllister streets was sold on the 27th ult., for \$30,000; and the lot on the northeast corner of Montgomery and Washington, fronting 25 feet on Montgomery by 621 deep on Washington, with the old corrugated iron building, was lately sold

for \$32,500. North Beach block No. 19, bounded by Kearny, Dupont, Bay and North Point streets, was sold by Judges Pratt and Heydenfelt, on the 4th ult., to Alvinza Hayward-for \$60,000. It is rumored that this block will be soon filled in, and that a large grain elevator will be erected upon it.

Fourth street property is still in great demand, but offers of extreme prices do not seem to tempt holders much. Their ideas are always found clevated above the highest offers, no matter how tempting the latter may he. The following comprise sales most worthy of note upon Fourth street: Lot with improvements, on the east side. 40 teet south of Folsom, having a frontage of 80 feet by a death of but 57 1/2, \$25,000; house and lot on the southeast corner of Fourth and Louisa streets, 23 feet on Fourth by 57/2, \$11,000; house and lot southeast corner of Fourth, and Minna streets, 25 feet on Fourth by 75 on Minna, \$16.000.

On the 22d of November last, the lot on the southeast corner of Seventh and Market streets, with the old frame buildings thereon, (worth probably \$6,000 to \$8,000,) sold for \$50,000. The lot has a frontage of 125 feet property changed hands again a few days ago for \$75,000, an advance of \$25,000.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of Murch, 1868.

MORTGAGE	;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	RELEASES.				
By whom taken.	No.	Amount.	By whom released.	No.	Amount.	
Private Individuals	121	\$317,462	Private Individuals	105_	\$271,900	
Hibernia S. & L. S'y.	57	195,850	Hibernia S. & L. S'y.	25	84,800	
Clay Street do.	44	225,300	Clay Street do.	19_	65,593	
French do.	5	16,800	French do.	.4	10,440	
Building & Loan Soc'y	8	3,600	Building & Loan Soc'y	28	28,261	
Odd Fellows' do.	G	17,300	Odd Fellows' do.	1	2,200	
San F. Savings Union.	14	44,650	San F. Sayings Union.	4_	10,400	
Iman's Fund Ins. Co	6	21,500	F'man's Fund Ins. Co	1	_3,000	
San Francisco do.	4	10,700	San Francisco -do	2	5,500	
City Bank,	7	5,500	City Bank		• • • •	
Occidental Ins. Co	2	3,800	Occidental Ins. Co	3	7,800	
Pacific do.	6	23,000	Pacific do.	4	8,600	
California do.	2	12,000	California do.			
Pacific Bank	1	7,500	Pacific Bank		****	
\	283	904,962	1	198	\$493,494	

The above table shows a discrepancy between the mortgages and the releases of 87 in number and \$406,463 in amount. The number of sales made in March upon the part-cush-and-balance-on-mortgage system came to 128 in number, and to \$372,466 in amount. The number of this class of sales made in February was 101, so that those made in March show an undesirable increase of 27 in number over those of the previous month. In about one real estate sale in six a mortgage is given, but we do not deal in them so extensively as buyers do in Onkland and its vicinity. In about three cases in four, when sales are made across the Bay, -the-purchaser gives a mortgage; or, in other words, three dollars in promises to pay are given where one dollar in each is paid. Speculation and an overstock of capital have greatly increased the credit system here. To check this system, our capital should be loaned out in more extended fields of enterprise; but we almost despair of seeing any change made. City real estate fills the public eye to the exclusion of almost every other interest.

Putting the Cart before the Horse.

In the Atlantic States, the pointing out by the press of rich natural resources that are awaiting development, has the effect of making city capitalists, who are directly interested in the advancement of the surrounding country, come forward and give pecuniary assistance to the work of development. Here the opposite course is pursued. The newspapers of the State are constantly pointing out legitimate resources that are lying uncared for and undeveloped, but the only effect that such information has upon our real estate owners and merchants, is to increase among them the speculative furore for inflated prices in city lots. In other parts of the world the growth of the city follows that of the country; here we reverse this rule, and put the city and city property foremost. And this evil is ever on the increase, all attempts to effect a healthy change resulting in nothing practical.

Land in England.

The land in England is said to be owned by some 30,000 men. The London Star says it has heard of a person who was uneasy in his mind lest these 30,000, out of patience with strikes, disgusted with reform, worried by railroads and shocked at the increase of population, should one daycombine and give the whole English nation notice to quit.

SALES RECORDED ON ALL THE PRINCIPAL STREETS. OF THE CITY, FROM FEBRUARY 26th TO MARCH 25th, 1868, INCLUSIVE.

[Note.—In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the

value of improvements can do so by an inspection. None but bona fide sale given.]	as aro
North of Market Street.	-m .
East side Sansome, 50 feet south of Broadway, south 20 x 50\$	1,050
East side Sansome, 77½ feet south of Broadway, south 25 x 68¾ East side Montgomery, 50 feet south of Jackson, south 25 x 127	24.500
Northeast corner Montgomery and Washington, north-25 x 62.	32.500 ± 1
Block No. 19, bounded by Kearny, Dupont, Bay, and North Point streets East side Kearny, 23½ feet south of Bush, south 23 x 68¾	00,000
Southeast corner Dupont & Filbert, south 2314 x 60	-4,000
Northeast corner Depont and St. Marks' place, north 20 x CO	6,000 _
East side Stockton, 48 h feet north of Jackson, north 34 x 80	8,000
last for \$1.250, now resold for	1,500
Northeast corner Taylor and Yalparaiso, (between Filbert and Greenwich) north 20 x 661.	1,150
West side Jones, 137% feet north of O'Farrell street, south 52 x 137%	11,000
West side Jones, (834 feet north of Lembard, north 88 1-6 x 13734	6,500 3,350
West side Leavenworth, 40 feet north of Broadway, north 10 x 60	1,150
Northwest corner Hyde and Allen, (near Union) north 30 x 55	1,300
East side Hyde, 77% feet north of Pacific, north 25 x 65.4	3,500°
East side Larkin, 70 feet south of Geary, south 67 1/2 x 137 1/2, with rear alley	4,500
East side Larkin, 89% feet south of Pine, south 24 x 82%	2,450 2,500
East side Larkin, 110% feet south of California, south 27 % x 137 %	1,500
North side Chesnut, 294 1/2 feet cast of Dupont, east 20 x 137 1/2	2,100
South side Greenwich, 206% feet west of Powell, west 47% x 137%	6,000 1,000
Northwest corner Filbert and Haven place, (near Powell,) west 47 1/2 x 45? 8	3,250
North side Union, 120 feet west of Hyde, cast 20 x 60\	900
North side Green, 2064 feet east of Hyde, east 53 x 44	500
South side Green, 137% feet east of Towell, west 22 11-12 x 68.	1,000
North side Broadway, 87½ feet éast of Larkin, east 25 x 87½ North side Pacific, 137½ feet east of Jones, east 23 x 120	1,190
North side Pacific, 137% feet east of Stockton, east 20 x 97%	3,500
South side Pacific, 137½ feet east of Dupont, east 45½ x 137½	
South side Jackson, 159 1-6 feet west of Montgomery, west 21% x 68	<u>5,000</u>
South side Jackson, 137 % feet west of Powell, west 37 % x 137 % \$8,000 or	10,000
North side Jackson, 137 4 feet west of Hyde, west 27 ½ x 137 ½	700
North side Clay, 75 ³ , feet west of Pike, west 36 x 73, sold February, 1867, for \$15,250, now sold for. South side Clay, 103 1-6 feet east of Dupont, east 34 \(\) x 70, sold last month first	15,750
for \$8,000, then for \$8,500, now sold for	10,000
South side Clay, 88 feet west of Powell, west 49 6 x 100	4,500
South side Clay, 25 feet east of Drumm, east 25 x 59%	4,900 32,500
South side Sacramento, 137 % feet east of Jones, east 68% x 137%	6,500
South side California, 25 feet west of Mason, west 52 ½ x 0	2,600 4,000
North side California, 137 % feet west of Jones, west, 50-vara	8,000
Northeast corner California and Taylor, east 170 x 125	24.000
South side Pine, 2064 feet west of Hyde, west 684 x 1374	5,000
North side Pine, 187% feet west of Leavenworth, west 87% x 137%	7,300
feet east of Larkin east 55 x 137 %	6,000
Southeast corner Bush and Mason, east 68 x 80.	20,000
Southeast corner Bush and Larkin, 50-vara	22,500
Northeast corner Bush and Taylor, east 22 11-12 x 100	13,000 4,200
South side Bush, 137 geet west of Hyde, 50-yara	9,000
North side Sutter, 137 % feet west of Jones, west 48 % x 137 %	8,400
North side Sutter, 137½ feet west of Jones, west 48¾ x 137½	10,000
North side Sulter, 1371/4 feet west of Powell, west 27 x 1371/4, sold July last for	
South side Post 312% feet east of Dupont, east 20 x 62%	6,500 7,500
South side Geary, 237 feet west of Powell, west 37 k x 137 k	6,500
South side Geary, 83% feet east of Leavenworth, east 54 x 137%	7,000 3,550
North side Geary 165 feet west of Leavenworth, west 55 x 137 16	3,200
South side O'Farrell, 47% feet cast of Hyde, east 22% x 77%	4,000
North side Ellis, 200 feet west of Taylor, west 50 x 137 5	8,000
North side Eddy, 1871/6 feet west of Taylor, west 25 x 1871/6	2,925
South side Turk, 37% feet west of Leavenworth, west 50 x 87%	5,000
South side Market, 200 feet east of Fourth, house lot 25 on Market by 100, and	0 000 }
lot 80 x 70 on Stevenson; resold at auction for \$31,000 South sid: Market, 250 feet east of Ninth, east 25 x 90	25,000
South sid Market, 225 feet west of Fifth, West 25 x 100	10,600
Southeast-corner Market and Seventh, east 125 x 165 to Stevenson, sold Nov.	75,000
South side Market, 475 feet west of Sixth, west 50 x 90	14,000
South side Market, 25 feet west of Sixth, west 25 x 85	9.000
Southwest corner Market and Ninth, southeast 375, southwest 80, southeast 50,	
southwest 200, etc	10.500
South side Market, 25 feet cast of Ninth, cast 50 x 50, sold Feb. last for \$10,500.	11,600
South side Market, 350 feet east of Seventh, east 50 x 165	24,000
east 99 south 384	7,500
West side Fremont, 180 feet north of Folsom, north 25 x 80, \$5,500, or	_6,100, 10,000
Constitute of Stanland Stanland	
West side First, 25 feet south of Jessie, south 25 x 80	12,000
West side First, 238 feet north of Howard, northwest 37, southwest 96, southeast 75, northeast 46, northwest 58, northeast 50	17,000
Northwest corner Third and Bryant, north 80 x 110	28,000
Northwest corner Third and Harrison, north 25 x 80	15,250 8,500
East side Fourth, 253 feet south of Folsom, south 23 x 57 1/2	8,250

LES RECORDED ON ALL THE PRINCIPAL STREETS	East side Fourth, 229 1-6 feet south of Folsom, south 227 x 57 3 10,000
OF THE CITY, FROM FEBRUARY 26th TO MARCH	Southeast corner Fourth and Minna, south 25 x 75
25th, 1868, INCLUSIVE.	East side Fourth, 25 feet south of Minna, south 22½ x 75: 10,000 Southwest corner Fourth and Harrison, southwest 130 x 80: 30,000
DIE.—In about three cases out of every five there are houses upon the property	Southeast corner Fourth and Louisa, south 23 x 57 4
The precise location of each lot is given, so that those desirous of learning the	East side Fourth, between King and Berry, lot 276
of improvements can do so by an inspection. None but bona fide sales are	Southeast corner Fifth and Shipley, south 50 x 100
North of Market Street,	Same as last described resold for
side Sansome, 50 feet south of Broadway, south 20 x 50\$ 1,050.	Southwest corner Fifth and Berry, south 240 x 9123 4,000 4,000 East side Fifth, 80 feet south of Mission, south 50 x 74 4,000 4,000
side Sansome, 77% feet south of Broadway, south 25 x 683	East side Sixth, 25 feet south of Clementing, south 25 x 57 k
side Montgomery, 50 feet south of Jackson, south 25 x 127	West side Sixth, 150 feet north of Bryant, north 50 x 90
No. 19, bounded by Kearny, Dupont, Bay, and North Point streets 60,000	Northwest corner of Sixth and Mission, north 80 x 80. 25,009 West side Sixth, 200 feet north of Bryant, north 50 x 90. 4,000
side Kearny, 23½ feet south of Bush, south 23 x 68¾	East side Sixth, 200 feet north of Howard, north 25 x 75
heast corner Dipont and St. Marks' place, north 20 x co	West side Sixth, 125 feet north of Brannan, north 25 x 85
side Stockton, 49 1-8 feet north of Jackson, north 34 x 80	Southeast corner Ninth and Folson, north 50 x 90
side Mason, 68% feet north of California, north 341, x 137%, sold October last for \$1,250, now resold for	East side Ninth, 225 feet south of Folsom, south 25 x 75 2.050
last for \$1,250, now resold for	East side Ninth, 90 fect south of Felsom, south 25 x 75. 2,300 East side Ninth, 115 feet south of Felsom, south 25 x 75. 2,325
north 20 x 661	Southeast corner Ninth and Shipley, couth 25 x 55
side Jones, 137 % feet north of O Farrell street, south 52 x 137 ½	South side Ridley. 220 feet west of Valencia, west 100 x 160 to Quinn street 6,000
side Leavenworth, 91% feet north of Geary, north 23 x 68%	South side Ridley, 50 feet cast of Guerrero, east 30 x 80
side Leavenworth, 40 feet north of Broadway, north 10 x 60	Southwest corner Seventeenth and Church, west 100 x 100
bwest corner Hyde and Allen, (near Union) north 30 x 55	Same as last described resold for
side Hyde, 82% feet south of Turk, south 55 x 137 R	Same as last described resold for
side Larkin, 70 feet south of Geary, south 67 ½ x 137 ½, with rear alley 4,500 side Larkin, 89 ½ feet south of Pine, south 24 x 82 ½ 2,450	North side Seventeenth, 80 feet cast of Dolores, east 35 x 575
side Larkin, 35 feet north of Pine, north 2714 x 8714	South side Seventeenth, 2001; feet east of Sanchez, east 50 x 100
side Larkin, 110% feet south of California, south 27% x 137%	South side Ninetcenth, 120 feet west of Felsom, west 25 x 95 800
h side Chesnut, 294½ feet cust of Dupont, east 30 x 137½	South side Nineteenth, 75 feet east of Shotwell, east 25 x 95.4
h side Filbert, 275 feet east of Taylor, east 21 x 137 ½	Northeast corner Nineteenth and Diamond, north 149 x 125
hwest corner Filbert and Haven place, (near Powell,) west 47½ x 45?8 3,250 h side Union, 120 feet west of Hyde, cast 20 x 60	North side Twentieth, 180 feet west of Guerrero, west 50 x 114
h side Green, 82½ feet east of Larkin, east 55 x 92	Northwest corner Twentieth and Diamond, west 250 x 110
h side Green, 206 % feet east of Hyde, east 53 x 44	Southwest corner Twenty-first and Guerrero, west 50 x 114 2.000
h side Green, 137% feet east of Powell, west 22 11-12 x 682	Southwest corner Twenty second and Church, 130 on Church by 250 or Twenty
h side Pacific, 13734 feet east of Jones, east 23 x 120	second, running back to and fronting 130 on Vicksburg
h side Pacific, 137% feet east of Stockton, east 20 x 97%	Northwest corner Twenty-third and Capp, west 122 12 x 120
h side Pacific, 137½ feet east of Dupout, east 45½ x 137½	Southwest corner Twenty-fourth and Church, west 75 x 114
h side Jackson, 159 1-6 feet west of Montgomery, west 21% x 68	North side Twenty-fourth, 80 feet west of Castro, west 80 x 114
h side Jackson, 137½ feet west of Powell, west 37½ x 137½\$8,000 or 10,000 h side Jackson, 137½ feet west of Hyde, west 27½ x 137½	Southwest corner Twenty-fourth and Noe, west 80 x 114
h side Clay, 7534 feet west of Pike, west 36 x 73, sold February, 1867, for	South-side Twenty-fourth, 100 feet west of Castro, west 80 x 114
\$15,250, now sold fer	North side Twenty-fifth, 100 feet east of Douglas, cast 30 x-114
h side Clay, 103 1-6 feet east of Dupont, east 34 \(\) x 70, sold last month first for \(\)8,000, then for \(\)8,500, now sold for \(\)	North side Twenty-fifth, 80 feet west of Diamond, west 80 x 114, and north
h side Clay, 88 feet west of Powell, west 49 % x 100 4,500	side Twenty-fifth, 240 feet west of Diamond, west 80 x 114
h side Clay, 25 feet east of Drumm, east 25 x 5937	East side Mission, 95 feet south of Twentieth, south 60 x 122 1/2
h side Sacramento, 101 feet east of Montgomery, east 34 ½ x 137 ½	North side Mission, 275 feet ast of Fourth, east 30 x 100
h side California, 25 feet west of Mason, west 52 kg x 00	Northwest corner Howard and Main, water lots 704, 705, and 706
h side California, 80 feet west of Hyde, west 57 1-6 x 137½	South side Howard, 142 feet cast of Third, east 3714 x 80
heast corner California and Taylor, east 170 x 125	North side Howard, 250 feet west of Fourth, west 25 x 80
h side Pine, 137% feet west of Jones, west 62% x 137%, made in exchange 24,000	North side Howard, 275 feet west of Sixth, West 28 x 100
h side Pine, 2064 feet west of Hyde, west 684 x 137 2	North side Howard, 100 feet east of Seventh, east 25 x 90
heast corner Pine and Larkin, south 50 x 87 1/4; and south side Pine, 82 1/4	North side Howard, 125 feet east of Ninth, east 50 x 165
feet east of Larkin, east 55 x 13734	ard, 225 feet east of Ninth, east 50 x 90
heast corner Bush and Larkin, 50-vara	North side Howard, 100 feet east of Ninth, east 25-x 90
h side Bush, 80 feet east of Battery, east 22% x 92%	west 25, south, 165
heast corner Bush and Taylor, east 22 11-12 x 100	East side Howard, 150 feet south of Twelfth, south 25 x 137 34
h side Bush, 137% feet west of Hyde, 50-vara	East side Howard, 155 feet north of Twentieth, north 45 x 122%, subj. to mort. 4,000 Southwest corner Howard and Twenty-second, south 480, west 122%, south
h sido Sutter, 137½ feet west of Jones, west 48¾ x 137½	40, west 122 k, north 440, south 122 k, etc
h side Sutter, 137½ feet west of Jones, west 48¾ x 137½	West side Howard, 210 feet north of Nineteenth, north 60 x 122 k
h side Sulter, 137% feet west of Powell, west 27 x 137%, sold July last for	Block 59, b'ded by Howard, Folsom, Seventeenth and kighteenth, sold Mar. 13 74,000
\$4,000, now resold for	March 19, deed recorded to block 59, consideration
h side Geary, 237 feet west of Powell, west 37 % x 137 %	North side Folson, 25 feet west of Langton, west 25 x 80
n side Geary, 83% feet cast of Leavenworth, cast 54 x 137%	Southwest corner of Folson and Langton, west 25 x 80
h side Geary 165 feet west of Leavenworth, west 55 x 137 16	North side Felsem, 125 feet west of Eighth, west 25 x 90
n side O'Farrell, 47% feet east of Hyde, east 22% x 77%	South side Folson, 175, 225 and 250 feet east of Ninth, 675 x 90, three lots ea. 1,850
h side O'Farrell, 97% feet east of Mason, east 20 x 60	South side Folson, 50 feet east of Ninth, cost 25 x 90. 1,950 South side Folson, 125 feet east of Ninth, east 50 x 90. 3,750
a side Eddy, 1871/4 feet west of Taylor, west 25 x 1871/4	Northeast corner Folsom and Ninth, cast 50 x 90
a side Turk, 37% feet west of Leavenworth, west 50 x 87%	West side Polson, 35 feet south of Nineteenth, south 60 x 95 2,400
n side Tyler, 82 feet east of Leavenworth, east 55 x 13715	South side Folsom and Serpentine average, south 156 x 102
lot 80 x 70 on Stevenson; resold at auction for \$31,000	Fast side Folsom, 50 feet south of Fourteenth, south 50 x 75, sold January, '67,
n sid: Market, 250 feet east of Ninth, east 25 x 90	for \$1,350; new resold for 1,950 Northwest corner Harrison and Fremont, west 137 %, north 137 12 cast 45, south
neast-corner Market and Seventh; east 125 x 165 to Stevenson, sold Nov.	99 % east 99 % south 45
last for \$50,000, now resold for	North side Harrison, 68% feet east of First; east 68% x 137%
1 side Market, 475 feet west of Sixth, west 50 x 90,	South side Harrison, 200 feet east of Third, east to x 100
side Market, 200 feet west of Sixth, west 25 z 20	Northeside Harrison, 75 feet west of Fifth, west 25 x 80
west corner Market and Ninth, southeast 375, southwest 80, southeast 50, southwest 200, etc	North side Harrison, 105 feet cast of Eighth, east 40 x 80
a side Market, 375 feet east of Seventh, east 25 x 165	South side Bryant, 141 feet west of Second, west 25 x 80
a side Market, 25 feet cast of Ninth, cast 50 x 50, sold Feb. last for \$10,500. 11,600	North side Bryant, 275 feet cast of Fourth, east 67 x-80
a side Market, 350 feet east of Seventh, east 50 x 165	\$1 500, now sold for
east 22, south 384	North side Ervant, 275 feet west of Seventh, West 13736 x 275
side Fremont, 180 feet north of Folsom, north 25 x 80, \$5,500, or	Southeast corner Bryant and Park, couth 130 x 100
South of Murket Street	South side Brangan, 130 feet west of Sixth, west 30 x 75 5,500
side First, 25 feet south of Jessie, south 25 x 80	North side Townsend, 137% feet west of Sixth, west 45 10-12 x 120; also, let 137% feet west of Third, and 275 feet south of Brannan, west 137% x 137% 10,500
side First, 238 feet north of Howard, northwest 37, southwest 96, southeast 75, northeast 46, northwest 58, northeast 50	Undivided half, south side Townsend, 4124 feet cast of Sixth, east 684 x 120. 2,200
west corner Third and Bryant, north 80 x 110	Northwest corner Valencia and Seventeenth, north (0 x 88
west corner Third and Harrison, north 25 x 80	Wast xide Valencia 105 feet south of Twenty-fifth, south 25 x 90.
side Third, 250 feet south of Braman, southeast 25 x 1562	Northwest corner Guerrero and Seventcenth, north 110 x 100 4,000
side Fourth, 30 feet north of Freelon, north 50 x 80, sold January last for	West side Dolores, 51 feet south of Twentieth, south 25 x 105
\$7,000, now resold for	East side Polores, 101% feet south of Twentieth, Fourite of A 100.

	West side Dolores, 104 feet south of Twenty-first, south 78 x 125	1,05
. ,	tember, 1867, for \$2,000 Fast side Delores, 122 feet south of Twenty-third, south 61 x 117!	2,80
-	East side Church, 200 feet north of Park, south 32 x 100	
	225 feet east of Noe, east 50 x 114. Southwest corner Noe and M, west 180, south 114, east 75, etc.	1 90
	Northeast corner Noe and Vale, east 160 x 114.	70
1	Southeast corner Noc and Figg, 80 x 114. West side Castro, 50 feet north of Twenty-fifth, north 64 x 80.	500
	Southwest corner Castro and Elizabeth, wert 80 x 114. Southeast corner Castro and Park, south 228 x 80, two corners	1'13
1	Western Addition,	
11	West side Polk, 60 feet south of Bush, south 30 x 110. East side Polk, 30 feet south of Pine, south 30 x 6224.	9 000
1	Northeast corner Van Ness avenue and McAllister, north 120 x 100 3	19 000
1	Southwest corner Van Ness avenue and California, south 137% x 109%. East side Van Ness avenue, 61% feet north of Clay, north 44 x 109.	.22 500
-	West side Van Ness avenue, 70 feet north of Oak, north(22 x 82). East side Van Ness avenue, 50 feet south of Turk, south 70 x 109, (sold at Beide-	
-	man sale, Southeast corner Van Ness avenue and Turk, south 50 x 109, (Beideman sale)	3,020
1	East side Van Ness avenue, 77°, feet south of Pacific, south 24 x 100. East side Van Ness avenue, 24 1-12 feet north of Oak, north 241 1-12, east	2008
- !	-26 10-12 to Market, northeast on Market 113 1-12, northwest 218 1-6 East side Franklin, 25 feet south of Oak, south 25 x 973	9 nout
	Northwest corner Franklin and Clay, south 1272, x 2064	10,000
	Northeast corner Franklin and Ellis, north 120 x 110.	18,000
	East side Laguna, 47 % feet south of Pine, south 22 % x 80.	5,000
	West side Buchanan, 75 feet south of O'Farrell, south 25 x 90 Northwest corner Steiner and Pacific, north 275 x 137 k	9 350
	Steiner and Oak, north 27 kg x 110.	3 500
	Southwest corner Devisadero and Turk, south 275 x 125%, sold January last	6,000
	Southwest corner Devisadero and O'Farrell, south 137 & x 195	211
	Northeast corner Greenwich and Devisadero, east 96% north 10 cost 1901.	375
	north 72 degrees cast 104 1-6, cast 25%, north 144 to south side Lombard, west 24%, south on Devisadero 255.	4,000
d	South side Filbert, 100 feet east of Laguna, east 25 v 120	13,000
	North side Fifbert, 110 feet east of Webster, east 27% x 120 Southeast corner Union and Scott, 50 yara,	2,500
of T	North side Union, 137 ¹ / ₂ feet west of Buchanan, 50-vara. Southwest corner Broadway and Franklin, west 275 x 127 ² / ₃	2,000
	Northwest corner Broadway and Franklin, west 412, a north to east line of old Jewish Cemetery, northeast to Vallejo, east 337, south 275.	6,000
	South side Broadway, 1913, feet east of Van Ness avenue, east 23 x 1373 South side Pacific, 80 feet west of Polk, west 433 x 90	800
-	Northeast corner Pacific and Scott, east 275'x 127%	6,000
	North side Pacific, 87 to feet east of Franklin, east 50 x 127 to Northwest corner Washington and Scott, west 412 to x 137 to; also 50-yara south east corner Jackson and Devisadero	2,000
	east corner Jackson and Devisadero	
	South side California, 137 is feet west of Gough, 50 yara	5,350
. 1	South side Pine, 150% east of Steiner, east 25 x 127%. Same as last described resold for	400
	South side Pine, 54 4 feet east of Fillmore, east 27 x 100.	550 500
	Northwest corner Pine and Scott, 50-yars. South side Bush, 165 feet west of Polk, west 27 b x 120.	18,000 3,500
	Southeast corner Bush and Octavia, 50-vara, sold at Beldeman sale for \$3,710; now sold for.	2,800
	South side Bush, 137 % feet east of Lyons, east 55 x 137 %	5,400
	North side Sutter, 622-feet west of Polk, west 20 x 70	2,250 1,650
	North side Sutter, 137 is feet west of Franklin, west 55 x 120 hought Rob 14	2,000
2.00	for \$2,800: now resold for. Southwest corner Post and Baker, 50-yara.	2,500 2,100
	Southeast corner Post and Fillmore, 275 on Fillmore, by a depth on Post of 191%, and on Geary of 197%; nearly three 50-varas, purchased October last for \$6,600; now resold for	11
	Block 358, bounded by Post, Geary, Fillmore and Steiner, water block, pur- chased January, 1867, for \$12,500; now resold for	
	South side Post, 103 feet east of Laguna, east 51% x 120.	2,025
	North side Post, 165 feet east of Baker, east 27 k x 137 k. North side Post, 137 k feet east of Baker, east 27 k x 137 k. North side Post, 137 k feet east of Baker, east 27 k x-137 k; also west side of	$\frac{2,120}{450}$
	Broderick, 82% feet north of Post north 55 v 110	1,200
	South side Geary, 225 feet west of Devisadero, west 25 x 157 by South side Geary, 220 feet west of Octavia, west 27 b x 120; also, south side of	500
	South side Geary, 137 4 feet west of Buchanan, west 25 x 137 4.	5,000 —860
	North side Geary, 65 feet cast of Broderick, east 30 x 120. North side Geary, 110 feet east of Gough, east 27 le x 120	500 1,500
	Northwest corner O'Farrell and Van Ness avenue, west 247 \(\text{x} \) 120; also, north side Tyler, 137 \(\text{f} \) feet west of Larkin, 50-vara.	22,500
_	Southwest corner O'Farrell and Franklin, 50-vara; also, 50-vara northwest corner Ellis and Franklin.	12,000
	South side Ellis, 165 feet west of Octavia west 27 la x 137 kg	8,500 800
,	South(ast corner Eddy and Franklin, east 2593, x 120; nurchased at Reideman	7,000
	Southwest corner Eddy and Scott 50, vary	15,000
	South side Turk, 22% feet west of Buchanan, west 23% x 56%, with house	1,200
	South side Turk, 164 % feet west of Buchanan, west 51% x 120	1,700
	now resold for	6,685
	Northwest corner Peler and Polls most 55 v 100	800
	North side Tyler, 13714 feet west of Polk, west 55 x 120. South side Tyler, 19214 feet west of Buchanan, west 2712 x 13712	1,700

South side McAllister, 55 feet east of Laguna, cast 27 % x 120.	1,100
NOTHWEST COTHER FUITON and Webster, north 80, west 55 north 90 west 90 kg	1,100
South 190, Cast 1915	3.000
A CARLO E HILLIII. OF ICEL WEST OF BOISTOF WOLF BOIS VIIII	2,550
South side Fillion, 100 feet east of Ortavia onet 95 v 19712	1,000
South Bitte Fundi, 62% leet West of Franklin west 97 L v 190	3,000
THE WEST COUNTY OF THE WEST OF THE WARD	-4.G00
DOLL DI SING OTOVE, 134 70 TEST WEST OF KRANKINI DOLL NO V 100	3,010
Morth Side Grove, 192% feet west of Ruchanan west 9712 v 19712	1,000
Figure 1 and Crove, 220 leet west of Buchanan west 55 v 19712	2,000
Northeast corner Grove and Franklin, east 69 % y 683;	3,000
NOITH BILL Haves, 137 to 1661 Cast of Van Ness avenue eact 97 12 v 190	3,750
North side Hayes, 75 feet west of Franklin west 95 v 190	1.600
Southwest corner haves and webster-west 65 5, south 97634- met-11014- morth	1,000
cast 14'a, north 261 %, sold at Beideman sale	5,400
North Side rell, 110 feet west of Steiner, west 89 k v 137 k	1,550
NORTH BILLE FOIL 110 It of Avest of fluchanan week 9712 v 190	850
South side Pell, 220 feet west of Steiner, west 55 v 1371z	1.000
	1.300
build blue rell. 110 feet west of Steiner west 971/ v 1971/	460
South side Fell, 13734 feet west of Steiner, west, 9747 v 13744	485
witting state Oak, 55% leet west of Franklin, west 30 y 190	1,550
DULLI WUSE COTHER CORE SHOW STOWER SCORE TOP - V 11A	- T Aller
Northeast corner Oak and Webster, east 55 x 120.	1,720
Northeast corner Oak and Webster, east 55 x 120. South sido Oak, 13713 feet east of Buchanan, east 27 4 x 120.	900
NULLII SIQUUAK, 82 to ICCI CASE OF BIICHAMAN, CASE 55 y 190	2,400
Northeast corner Oak and Buchanan, east 82 % x 120	4,000
NORTH Fide Page, 110 feet west of Franklin, west 97 to 100	3,400
Northwest corner Haight and Steiner, west 137% v 1874	3,750
Northeast corner Haight and Laguna, east to south line Haves tract west to	_, -,
east line Laguna, south to beginning.	8,000
Miscellaneous Sales.	1

East side Dora, 180 feet north of Harrison, north 25 x 75. 800

Lot No. 8, Block O, Eureka Homestead Association 1,325

Lot No. 11 and 12, Block L, Eureka Homestead Association 750

Lot No. 11, Block Q, Eureka Homestead Association 750

Lot No. 10, Block Q, Eureka Homestead Association 750

South side Shipley, 225 feet east of Fifth, cast 25 x 75. 1,050

West side Gilbert, 155 feet north of Brannan, north 25 x 80. 1,350

Southeast corner Ecker and Clementiffa, 800th 50 x 75, with L in rear 25 x 30. 1,200

North side Camp, 50 k feet east of Guerrero, east 60 x 99 k 4,700

East side Zoe, 117 k feet south of Bryant, south 20 x 75. 755

West side Treat avenue, (between Folsom and Harrison) south 30 x 122 k 750

South side Jersey, 25 feet east of Vicksburg, east 50 x 114. 700

Lots 13 and 14 Block N, and Lots 6 and 9 Block A, Eureka Homestead Ass'n 4,000

North side Clementina, 335 feet east of Second, east 50, north 80, west 100, south 20, east 50, south 60. 5,000

Settled at Last.

The hill granting the outside lands to those who are in bona fide possession of them, has, with certain reservations, become a law. The reservations provide that a tract of not less than one thousand acres is to be set apart for a public park; that a tract of not less than two hundred acres in extent is to be reserved for a public cemetery; that lots, four whole blocks extent is to be reserved for a public squares; that lots, four whole blocks in size, are to be reserved for public squares; and that lots of suitable size are to be reserved for a city hall, city library, hospital, county jail, and asylum. The taxes due for the five fiscal years preceding July, 1st, 1866, must be paid before deeds will be issued to claimants. Those whose lands are taken for public uses will be paid for them from a fund made up of pro rata assessments levied upon the other claimants. No person shall be entitled to receive compensation for any land set apart for public use, until all conflicting claims to such land shall have been finally determined. These are the leading features of the outside land bill. This bill differs in many respects from Order 733. Under the latter, three hundred acres of land were to be reserved for a public park; under the existing law one thous, and acres at least are to be reserved for that purpose. When the clap-trap about giving every "poor man" a home from the outside lands was loudest and most popular, and when swindlers were reaping their richest harvests in getting up useless petitions to the Board of Supervisors for foolish persons, we said that Order 733, or some similar law, ought to pass and -would be passed by the Legislature; and in THE CIRCULAR we foreshad: owed Judge Pratt's decision, almost in the exact words which he used in that decision, touching the law and equities involved in the outside land question. We took a correct view of the matter, when that view was most unpopular; and it has since been very gratifying to us to see those who differed most from us, gradually change their views until they came into unison with ours. We do not pretend at all that our judgment in the mafter was better than that of others, but we do claim that we had studied it more thoroughly, and had therefore become better acquainted with its intricacies, than many of those who at first led the public mind astray upon it.—It is to be hoped that the Board of Supervisors will complete their good work, by declaring the reservations with as little delay as pos-

To those desirous of Selling Real Estate in a Hurry.

It often happens that an owner of lots wishes to sell them in a hurry, because of more profitable offers. In cases of this kind, we are always ready to purchase when a fair margin for profit is left us; and being always able to quickly satisfy ourselves as to title, can complete the sale in a few hours. We therefore invite these desirous of selling in the manner named, to call upon us at all times.

Errors in Decds.

Mistakes will creep into human transactions, even where the most learned and pompons big wigged Cerbernses are employed to keep themout. We were reminded of this last March; when looking over the deed to the United States of the Mint lot on the northwest corner of Fifth and Mission Streets. This deed passed the most severe ordeal of examination, and is marked. "Examined, and found correct," by Edward-Jordan, Sulfcitor of the Treasury; yet it contained an error, one of the courses being erroneously described as southwesterly instead of southensterly. The mistake is not-a vital-one, but no good lawyer would pass it knowingly, and many of our small-headed, hypercritical searchers here reject titles for less important errors.

Oakland and San Francisco.

The editor of the Oakland News was lately in a humorous frame of mind, and accused the people of San Francisco of being jealous of the late prosperify of his village. The joke is a good one, when it is remenibered that for nearly twenty years Oakland was about as progressive as a mud turtle. The erection of a new house was an event, until San Francisenns cast their eyes upon its real estate, and awoke the town and penple from their Van-Winkle-like slumber. Buyers of Oakland real estate from this city have paid prices far beyond the most inflated rates whichhave prevailed here, where there is vastly more justification for high prices. Lately some of our citizens paid \$500 per acre-for land outside of Oakland which is not worth \$25. The most of the land is so hilly, that, to use un Oaklander's words, "a gont could not reach it without-the nid of a block and tackle." And this is emblematical of the way we have been retarding the prosperity of the village which has the good fortune to be within the influence of San Francisco's shudow, and which occasionally forgets that it is but a shadow, and not the substance.

Potrero -- The Dyson Craim.

Since our last issue. the case of Brumagim, udministrator of Robert Dyson deceased, vet T. T. Brudshaw and others, involving the Dyson title to the Potrero, has been decided by the Supreme Court. The quantity of hand involved in the suit was only about one hundred and twenty acres, but the title to the greater portion of the Potrero is involved in the prin-

The unanimous opinion of the Court, delivered by Mr. Justice Sanderson, is to the effect that, as against trespassers and intruders, a party may enclose as much public hand as he pleases, and may avail himself of natu-

ral barriers for the purpose of forming the enclosure.

It will be readily seen that titles on the Potrera are greatly affected by this important decision, and that, unless the Supreme Court reverse their unanimous judgment in a case which has been litigated with great ability and pertinacity, those holding the Dyson title have gained decided if not conclusive advantages over all other claimants.

Federal Assessors Watching Deeds.

It is quite a common custom here for purchasers of real estate to insert much larger sums in deeds than they paid. This is generally done for effect to aid in deceiving a second purchaser as to the price paid. The The custom is a reprehensible one, and those who pursue it may see reason to reform when we inform them that the Federal Assessors take note of all real estate sales, and base a man's income on the sums which they find him paying out on real estate deeds. It will, therefore, now be found beneficial to teil the truth in conveyances, by stating the exact sum paid in each case for property.

A Law Book on City Land Titles.

In our next issue we will present the prospectus of a work, in preparation by Mr. Gregory Yale, upon the interesting subject of "Legal Titles to Real Estate in the City and County of San Francisco." This book is intended for popular as well as professional reading. The whole subject of Land Titles will be discussed under the State and Federal legislation, and the decisions of the State and Federal courts. The Spanish and Mexican origin of the city titles will be given, including individual grants within the Puebla limits. The titles will be classified in their order. The work will be illustrated by engraved and lithographic maps, showing the boundaries of the city, the Pueblo limits, the charter lines, the city front, pre-emption claims, homestead locations, and individual grants from the former government No special class of titles will be advocated. The author will state the law as he finds it. The work will be published by subscription

COULD & LOVELL, REAL ESTATE AGENTS, 415 MONTGOMERY ST. near Wells, Fargo & Co., (up stairs.) A. S. GOULD, Secretary South San Francisco Dock Company, Bay View Homestead Association, Gardenville Homestead Association, Oakland View Homestead Association, North San Francisco Homestead and Railroad Association.

WILLIAM J. GUNN, Real Estate Agent, 24 Merchants' Exchange, California Street. Particular attention given to the purchase and sale of Real Estate. Loans Negotiated and Rents Collected.

M. LINDSEY, MONEY LOANER, REAL ESTATE AGENT AND HOUSE BROKER, 540 Washington Street, north side, near Montgomery, San Francisco. OAKLAND REAL ESTATE, FOR SALE BY E. C. SESSIONS, No. 507 California street, Saw Francisco, and Broadway, Oakland.

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY STREET, San Francisco. Freal Estate of every description bought and sold.

Joseph Winterburn & Co., Printers and Electrotypers, 417 Clay Street.

PROPERTY FOR SALE-BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the

(All property placed in my hunas for suce is unvertised gracis in annexed list.)	
Inside Property.	
There and I at an Dart man Mant ramony	24 000
House and Lot on Toylor near Eddy House and quarter 50-yara corner Mason and Sacramento	\$4,000
Fifty when corner Tyler and Hyde, near Yerha Buena square; streets graded.	15,000
Tiety ways corner I am hard and LeavenWorld	6,000
House and lot on O' Farrell near Market	5,500
Manual and the control of the Manual of Montgomery near Pacific, With rear Alley.	4,000
The bases and half 50 yave for his their Bear Bille Languages and the second	5,000
House and lot on Hyde near Vallejo. One and a half story house, with basement and stable, and let, on Union near	-
lingon	2,500
Tames lot on Imagente near () Farrell	6,000
Time house and lot on Geary near Jones. Two-story house and deep lot on Pine near Hyde	4,000
Transport of the control of the cont	-2,800
Neat building lot on Leavenworth near Pacific. Large lot and two two-story dwelling houses, on Vallejo near Powell	7,000
Large lot and two two-story dwelling houses, on vanejo hear rower. Firty wara corner Taylor and Green.	1,000
7 Francisco Continue Conflore Conflored Corner Danion Shill Union (Crould Cuis	
for \$50): Large lot, and house and lot, corner of Union and Leavenworth.	6,000
Comano	9,000
Hale to come on Stockian near latter.	4,000 7,500
Large lot and three houses on Filbert near Mason, rent for \$75 Two handsome cottages, and double lot, on Taylor near Filbert	4,000
William was on Chambrich non Jones	6,000
Fine house and large lot on Stockton near Lombard	- 5,000
Fifty vary corner Lombard and Leavenworth. Lot 27 % x 100, corner Lombard and Jones.	2,000
and the 1971, company Charlette and Longith World	1,500
City slip lots on Clay and Commercial, near Drumm and Last	
Cantle of Haulent Street.	
Three magnificent residences, with large lots and beautifut partient, on anssion, between Fourth and Fifth.	- 2
T to T On an anath aide Polecus near Pighth	1,850
The and the con Triverious troops witte	6,000
Large lot at South Para.	750
Two full sized water lots on Folsem near Beale.	
Mission,	"
Lot 85 x 145, corner Ntnetcenth and Hartford Library 2020 and Faironks	1,400
Lot 61 x 117%, with rear alley, southwest corner John (or 22d) and Fairoaks Lot 75 x 250, fronting on Eighteenth, Eureka and Douglas	2,101
and beautiful house of 5 realis, and lot 25 x 122 %, on west since 11 car	0.100
	2,100
Fifty vara lot, in fine order, opposite San Jose Railroad Depot, corner Haight and Gough.	15,000
	5,000
The same of the company of the same of the	650
Lot on Dolores near Center	1,400
	2,700
U. S. Patent; grade good; view magnificent; within three blocks of Market Street cars; for sale as a whole or in subdivisions	4,000
T . 1 00 . 00 comon Camp Street and Second A Venue	1,100
Tale in Digital Cavings and Homentan Association, Itolicus on	
Noe, Park, Jersey, Castro, Temple, Clipper, and Elizabeth Streets Fractional Biqck 84, Potrero, with house well rented.	2,200
Lots on Twenty-Fourth, (or Park) near Hampshshire, each	500
Western Addition.	
Title warm corner Gough and Clay opposite Lafavelte Square	10,000
Fifty-vara and three houses, corner Polk and washington.	:
Total = 10 1/ month clde Culifornia, near Baker	800
T. A P.Z 10"12 nowth cide Dine mear Broderick	
Large lot corner Fulton and Devisadero Streets. Large lot and two cottages on north side Page, near Franklin (rent for \$50 per	
	-
Constant of the Cold on Leging Street near (tenty)	900
Two middle and two 50 vara lots, on Lombard, Chestilli, Dichanan and	
Webster streets	ark,
9. TO OF MUNICIPALITY OF PERSONS ASSESSED.	,

5, 40 or 20 Acre Tracts of Beautiful Land at Menlo Park, Near the railroad, terms easy.

The Finest Rauch in Contra Costa County For Sale, In San Ramon Valley, Containing 600 acres of land, of the best quality; all in the highest state of cultivation, with never failing stream and springs, and plenty of

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVINGS AND LOAN SOCIETY.—New Building-northeast-corner—of Market and Montgomery streets, President, M. D. Sweeny; Vice President,—C. D. O'Sullivan; 'Trustees: M. D. Sweeny, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Cennor, P. McAran, Gustave Touchard, T. J. Broderick, Batter Perselven, Transport, Edward Montan, Attornor, Richard Tobin.

Peter Donahue. Treasurer, Edward Martin: Attorney, Richard Tobin.
Remittances from the country may be sent through Wells, Fargo & Co's Expe Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 2 A. M. to J P. M.

THE BANK OF CALIFORNIA, SAN FRANCISCO, CAPITAL, \$5,000,000
D. O. Mills President; W. C. Ralston, Cashier. Agents in New York, Mesgra-Lees & Waller; in Boston, Tremont National Bank; in London, Oriental Bank Control of Co poration. Letters of Credit issued, available for the purchase of Merchandie throughout the United States, Europe, India China, Japan and Australia. Exchange for sale on the Atlantic cities, drawn direct on London, Dublin, Paris, St. Petersburgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsie, Sydney, Melbourne, Yokohama, Shanghae, Hong Kong, and Frankfort on the Main.

BROOKS & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINERS OF TITLE, 620 Washington Street, next doort; Magnire's Opera House, San Francisco. Searches made in other Counties.

San Francisco Real Estate Carcular.

FOR THE MONTH OF APRIL, 1868. \$1.00 PER YEAR.]

[SINGLE COPIES 10 CENTS.

No. 6.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET. VOL. II. SALES FOR THE MONTH OF APRIL.

Table showing the Number and Value of Sales of Real Estate, made in all ections of the City and County, in April, 1863.

Sections of the City and Cou	nty, in April, 200	1
Section.	No. of Sales.	Amount.
Fifty Varas.	120	\$349,725
	101	= 500,231
One Hundred Varas		297,750
South Beach	6 -=	17,800
Potrero	51	81,265
Potrero	137	236,545
Western Addition		176,300
Homestead Associations	63	49,567
Outside Lands	79 _	137,694
Tax, Black Mail and Skeleton Titles	47	18,190
, p	693	\$2,365,267

Our record for April shows a decrease from March of 38 sales and \$460,-676 in amount, although the aggregate is in excess of any previous month. In the 50-vara section, the sales were the same in number as in March, and \$114,548 more changed hands. In the 100-varas there was a decrease of 40 sales, while the amount passed was \$358,792 less. The city slip and water lots show a considerable increase, and South Beach a decided falling off. Transactions at the Potrero were 14 less in number, and the amount about the same figures as last month. In the Mission there was a falling off of 15 sales and nearly \$100,000 in amount. Decrease in the Western Addition comes to 41 in number of sales and \$273,564 in value. Homesteads have improved 13 in number and \$21,199 in amount. Although a greater number of sales have been made in Outside Lands the aggregate figures remain about the same. Early in the month there was a strong probability that sales would swell up to \$3,000,000; but as the time of expiration of the ejectment law drew near there was a material fulling off in all sections of the city, purchasers preferring to wait until the ejectment furore had spent its force. Of the 1532 ejectment suits recently instituted and now pending against city property, in our Ecderal and State courts, seventy-five per cent. are of the blackmail order, and the balance will be compromised at from one to twenty-five per cent, on the value of the property, altogether depending on the ability of plaintiff to provide himself perty, anogement depending of the falling off with a square meal or a glass of whisky. Notwithstanding the fulling off alluded to above, property paying seven per cent. is readily taken when

We omit for want of space to allude especially to important sales which will be found in our regular list. We notice the sale of the property known as Meiggs' Wharf property, consisting of 20 50-yara lots, for the sam of \$80,000. Also balance of Visitation Ranch, located partly in San Francisco and partly in San Mateo counties, of 4,500 acres, at \$625,000 in

To those desirous of Selling Real Estate in a Hurry.

It often happens that an owner of lots wishes to sell them in a horry, because of more profitable offers. In cases of this kind, we are always ready to purchase when a fair margin for profit is left as; and being always able to quickly satisfy ourselves as to title, can complete the sale in a few hours. We therefore invite those desirous of selling in the manner named, to call upon us at all times.

Oakland's Future.

The Oakland News informs us that subscriptions are being made to dam a lake that divides the future metropolis of the Pacific from its principal rival, the city of Clinton. While we are disposed to give full credit to the citizens of that village, for all Merritt-orious enterprises, our private opinion is that within 90 days the parties who invested in properly there, will be disposed to contribute generously towards duming Onkland generally.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of April, 1868.

month of April, 18	305.		7		L 3	
MORTGAGE	s.	- -	-	RELEASE	S	ndP
By whom taken.	No.	Amount.	By whom	released.	No.	mount
Private Individuals Hibernia S. & L. S'y	-	1	Private Ind	sed .		260,523 104,450
Clay Street do.	47.		Clay Stree	t do.	18	-67,600 31,314
French do. Building & Loan Soc	y 29	18,60	Building &	Loan Soci	14	18,746 5,000
Odd Fellows' do. San F. Savings Unlor	2	6,50	0 Odd Fello 0 Saa F. Sa	vings Union	7	9,850
F'man's Fund Ins. C San Francisco do.	3		0 F'man's 1	They be	1	13,000
City Bank,	9	1 -10	City Bank			17,000
Occidental Ins. Co Pacific do.		10,30	Pacific	do.	1	3,500
Union do. Germania S. & L. S			00 Union 00 Germani	-		3.67
	28	7 1,032,9	78		174	\$539,46

As compared with March, the above table exhibits an increase of four mortgages in number and \$123016 in amount. The releases number 22 less, with an increase of \$40,969 in their amount. During the month 82 sales were made on the part cash system, the balance of the purchase moncy being-secured by mortgages to the amount of \$311,780. In March 128 sales of this class were made, showing a desirable decrease for April of 46 sales and \$60, 686 in amount. The mortgages noted above are in excess of releases 113 in number, and \$60,686 in amount. The tendency of money continues downward.

The Number of Houses on the Island of Manhattan

Are estimated at about 40,000, and it is thought that about one third of the building sites are furnished. We may thus consider that about twothirds of the island is yet to be supplied with both structures and population, and that when this is completed the souls on the island will range between three and four millions. If other millions earn their bread at this great centre of commerce they must reside beyond its waters. How long it will occupy to produce a state of things when Manhattan shall be too small to contain its business men, is a question that we must commit to time. It took us forty years to add 800,000 to our dwellers; i. c., from the opening of the Eric canal - an epoch in our commercial history—to the present time, and if we should not advance more impidly in population, another century would pass away before our island would be completely filled. But we are superior to those days of comparatively sluggish progress, although rapid for the day. It seems to us not unreasonable to foretell that by the end of the present century-thirty-two years-the great task of peopling the unoccupied portion of this island city will be accomplished. Then a great transformation will have taken place in the whole aspect of the island, for if we provide no better loading and discharging the provide of the place for the place of the place o charging places for our shipping than river piers, fashion must betake itself to the centre of Manhattan and yield its shores to commerce, for every inch of water frontage will be required from the Battery to the Harlem River on one side, and to Spuyten Duyvil Creek upon the other. It would seem a matter of lamentation to make such innovations upon the banks of the Hudson which are so well adapted for public packs and private residences; but the demands of commerce are imperative, and other great cities have submitted to its power.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, PROM MARCH 26th TO APRIL 25th. 1868, INCLUSIVE.

Norz.—In about three cases ont of every five there are houses upon the property d. The precise location of each lot is given, so that those desirous of learning the life of improvements can do so by an inspection. None but bong fide sales are

	given.]
	North of Market Street.
	Southeast corner Davis and Pacific, south 120 x 80\$ 41,000
-	Northeast corner Front and Broadway, north 120 to Senator, by 137 3 37,000
	West side Battery 52% feet south of Pacific, south 40 x 94 20,000
	East side Montgomery 137 1/2 feet north of Washington, 33 10 1/2 12 x 127 35,000
	East side Montgomery, 41% feet north of Sutter, north 25 x 62%
	West side Montgomery, 103% feet south of Green, south 33% x 80
	West side Montgomery, 96 feet south of Filbert, south 24, west 89 1/4, north 70,
	east 20, south 46, east 68%
	West side Kearny, 117% feet south of Vallejo, south 20 x 62%
	Northwest corner Kearny and Francisco, north 114 7-12, west 91%, north
	45 5-6, weat 320 5-6, south 206 4, east 45 5-6, north 80, east 40, south 80
	east 235, also northeast corner Kearny and Francisco, north 275 x 275 22,000

	Cast 200, atto Horast collect Accepts, and Transfer, and The	
	Northwest corner Kearny and Commercial, north 30 x 713	22,000
	West side Dupont, 55 feet south of Geary, south 27% x 110, resold for	9,500
	West side Dupont, 45 feet south of Washington, south 16 % x 56	5,500
	West side Dupont, 137% feet north of Green, south 20 x 30	- 2,000
	East side Stockton, 87 % feet north of Greenwich, north 25 x 97 %	4,250
	West side Stockton, 75 feet north of Washington, north 25 x 125	5,000
	Northwest corner Stockton and Bush, west 100, north 68 % east 20, north %,	
	east 80, south 69	10,125
	West side Powell, 52% feet south of Filbert, south 30 x 87%	5,000
	West side Powell, 70 feet south of Greenwich, south 22 % x 70:	3,200
	West side Powell, 103 1 1/2-12 feet south of O'Farrell, south 34 4 1/2 x 137 1/3;	
	also, east side Carios, 117% feet south of O'Farrell, east 57% x south 20	25,000
	West side Powell, 91% feet north of Broadway, north 22 11-12 x 137%	6,300
	West side Mason, 45 10-12 feet south of Vallejo, south 22 11-12 x 68 %	··· -3,000
	Southwest corner Mason and Chesnut, south 24½ x 68%	5,000
r	East side Taylor, 87 1/2 feet south of Geary, south 25 x 87 1/2, sold in December,	
	1867, for \$2,300, resold for	2,500
	West side Taylor, 34 % feet north of Jackson, north 70 x 125	5,000
_	Southwest corner Taylor and Geary, 50-vara	28,500
ra	West side Jenes, 80 k feet morth of Jackson, porth 30 x 87 k	1,200
	West side Jones, 112 1/2 feet north of Jackson, north 34 x 137 1/2	3,000
	West side Jones, 110 feet south of Sutter, south 27½ x 137½	5,000
	Southeast corner Jones and Caltaro Place, (77% feet south of Post) south-60-	
	x 90	6,000

	bould we do to the state of the	1 000	
in a	West aide Jeines, 2017, foot morth of Jackson, north 30 x 2717		nd.
	West side Jones, 112 1/2 feet north of Jackson, north 34 x 137 1/2	_3,000	-
-	West side Jones, 110 feet south of Sutter, south 27½ x 137½	5,000	
	Southeast corner Jones and Caltaro Place, (77% feet south of Post) south-60-	,	-
	x 90	6,000	
	East side Hyde, 65 feet south of Pacific, east 137 % x 72	2,000	
	West side Hyde, 91% feet south of Vallejo, south 22 11-12 x 93%	1.525	
	East side Larkin, 70 feet south of Geary, south 67 % x 137 %, subject to a rtg.	4,500	
	Southeast corner Larkin and Filbert, east 62 % x 87 %	1,700	
	Southeast corner Larkin and Filbert, east 62½ x 87½	10,700	
	South side Bay, 137% feet west of Jones, 50-vara		
	North side Francisco, 68% feet west of Powell, west 22 11-12 x 120	1.350	
	North side Francisco, 60% feet east of Fower, west 22 11-12 x 120	2,000	
٦,	North aide Lombard, 38 feet west of Newell, (above Mason) west 38 x 60	1,050	П
	Northeast corner Lombard and Jones, east 27 % x 100	1,700	
	South side Filbert, 73% feet west of Dupont, west 24 x 66%	3,850	
	South aids Union, 67¼ feet east of Mason, east 24 x 75	1,500	
	South side Union, 46.1-6 feet east of ones, east 23 x 120	, 900	
	South side Green, 171 10 1-12 feet east of Dupont, east 21 1 1-12 x 137 1	4,050	
	North side Broadway, 46 feet east of Dupont, east 51 ½ x 93 ½	12,000	
	North side Pacific, 66 10-12 feet east of Larkin, east 42 x 60	1,200	-
-	North side Pacific, 114% feet west of Jones, west 23 x 60	-1,800	
	North side Pacific, 66 10-12 feet east of Larkin, east 20 x 60	750	
	South side Jackson, 161 % feet west of Leavenworth, west 45 x 137 %	1,600	
	Southeast corner Jackson and Battery, east 137% x 60	30,000	
	North side Washington, 1831/4 feet west of Leavenworth, west 22 11-12 x 1371/4	865	
	South side Washington, 137% feet west of Hyde, 50-vara	5,000	
	South side Commercial, 107½ feet east of Kearny, east 30 x 60	-8,000	
	South side California, 87% feet east of Larkin, east 50 x 110	2,600	
	South side California, 682, feet east of Jones, east 68% x 137%		
-			-
,	South side California, 137% feet west of Jones, west 63% x 137%	4,000	
	South side California, 80 feet west of Hyde, east 28% x 137%	2,000	
	South side California, 68% feet west of Kearny, (old) west 20 x 93	12;000	-
	North side California, 77% feet west of Mason, west 38, north 137%, east 28,"		
	South 51, east 10, south 80%	2,980	
	Northeast corner California and Cashman Place, north 100 x 30	2,350	
	North slde Pine, 103 1 1/2-12 feet east of Jones, east 34 4 1/2-12 x 137 1/2	10,000	
	Northwest corner Pine and Jones, north 55 x 32, subject to mortgage	1,975	
	North side Bush, 30 feet east of Mason, east 25 x 120	8,500	
	North side Bush, 137 % feet west of Montgomery, west 68% x 137 %	35,500	1
	North side Bush 100 feet west of Stockton, west 20 x 68 %	2,700	
-	North side Sutter, 137 % feet west of Leavenworth, west 59 % x 137 %	7,000	
	North side Sutter, 137% feet west of Jones, west 48% x 137%		
4	Bouth side Sutter, 114% feet east of Taylor, east 22 11-12 x 137%		
	South side Sutter, 215 feet west of Leavenworth, south 40 x 137 1/2	4,650	
	South side Sutter, 213 feet west of Leavenworth, south 30 X 1372.	2,000	
	South side Sutter, 114 7-12 feet east of Taylor, South 5173, West 22 11-12, north	5.700	
	ALSO, HANG ZI II-IZ.	0.44(1)	

	DOUGHERST COLLEG RATES TO THE DEPARTMENT OF THE CASE OF AS	4,00	
	South side Post, 37% feet west of Hyde, west 18% x 34	1,800	
	South side Geary, 110 feet west of Dupont, west 27% x 137%	10,000	
	South side Geary, 110% feet east of Leavenworth, east 27% x 137%	3,500	
	South side Geary, 187% feet west of Jones, west 26 x 137%	3,500	
	North side Geary, 20 x 60 to Oak Place	500	
	Southeast corner Geary and Leavenworth, south 83 % x 29 %	4,500	Ī
	Northeast corner Geary and Larkin, east 30 x 80	3,100	-
_	Northwest corner Geary and Taylor, 50-yara	26,000	
-	South side O'Farrell, 157% feet west of Powell, west 40 x 57%	6,300	
	South side O'Farrell, 137% feet west of Mason, west 23 x 60	3,700	9 6
	South side O'Farrell, 162% feet east of Larkin, east 25 x 137%	3,000	
		12,000	_
	North side Ellis, 932/ feet east of Powell east 22 x 115	2,800	
	North side Eddy, 175 feet east of Jones, east 25 x 137	3.000	
	Northwest corner McAllister and Jones, 50-yara.	30,000	
	Northeast corner McAllister and Larkin, 50-yara.	13,000	
_	Fast side Reals 137 k feet south of Market, south 45 10-12 x 137 k	17.250	
-	South side Market, 200 east of Fourth, east 25 x 100	21,000	
A	South of Market Street.		
	Northwest corner of First and Mission, north 55 x 60	32.500	

81%, east 21 11-12. 5,200 Southeast corner Sutter and Leavenworth, east 37% 87%. 7,00

present as a second as a secon	
Northwest corner of First and Mission, north 55 x 60	32.50
Northwest corner First and Natoma, west 80 x 25	18.00
West side Third, 125 feet south of Brannan, south 25 x 80	5.00
West side of Third,'235 feet south of Howard, south 20 x 75	11.50
Fast side Third, 237 % feet south of Bryant, north 137 % x 28	17.50
East side Fourth, 40 feet south of Folsom, south 80 x 57%	25.00
Undivided half northwest corner Fourth and Townsend, north 120 x 98 %	13,00
West side Fifth, 130 feet north of Harrison, north 30 x 75	5,00

	Same as last described, re-so'd for	
	Northeast corner Fifth and Mission, east 50 x 80	5,4
	West side Sixth, 55 feet south of Howard, south 50 x 80	10.0
- 4	for \$3.900, now sold for	6.00
9	Fast side Sixth, 85 feet north of Felsom, north 25 x 57 k	U Sm
•	Northeast corner Sixth and Harrison, north 57 x 6334	B. AN.
-	Same as the above, re-sold next day for	7.00
)	West side Seventh, 150 feet south of Bryant, south 25 x 80	9 60a 2
) -	East side Seventh, 100 feet south of Harrison, south 25 x 90	5,000
)	East side Seventh, 105 feet north of Brannan, north 25 x 80	2,500
)	+ 1867	4,200
	Same as last described. East side Eighth, 40 feet south of Minna, North 20 x 65	3,60
) -	East side Eighth, 225 feet south of Bryant, south 50 x 60	1,750
/	East's de Eighth, 20 feet north of Harrison, north 20 x 65	1,000
-	south of Folsom, south 90 x 120.	11,000
0	Southwest corner Eighth and Natoma, southwest 75 x 25. East side Ninth, 150 feet north of Folsom, north 25 x 100	3.200
0	Undivided 3-16, south corner Tenth and Bryant, south 311 feet to Channel,	-1000
0	west 178½ feet to Bryant, north 363 and 8½-12 to beginning, excepting buildings, etc.	6.000
0	Undivided 5-16 of same as last described	10.00
6	East side Eleventh, 125 feet north of Harrison, north 25 x 100 East side Eleventh, 150 feet north of Harrison, north 25 x 100	1,354
5_	East side Eleventh, 75 feet north of Harrison, north 50 x 100,	2,80
0	East aide Eleventh, 50 feet north of Harrison, north 25 x 100	1,40
	South side Thirteenth, 195 feet west of Valencia, west 55 x 80	
0 7 0	South side Fifteenth, 125 feet east of Noe, east 75, south 132 and 7-12, southwest 52, northwest 54 and 5½-12, north 125	2,00
0	North side Fiftcenth, 28 feet west of Natoma, west 23 x 90	2,54
0.	South side Sixteenth, 119 and 10-12 feet east of Valencia, south 115, west 50, south 145 and 4-12, east 151 and 24-12, north 145 4, west 50, North 115,	9
0	west 51 and 2½-12 feet	6.29
0 0—	North side Sixteenth, 125 feet west of Sanchez west 25, north 113, east 32 and 10 \%-12, south 134 5-12.	- 800
٥.,	Northeast somer bistocath and Sectre, East 205 a 115	5,49
0 _ 0	North side Harrison, 100 feet east of Eleventh, east 36½ x-137½	- 2,00
	23. west 11%, south 57	3,000
0_	Southwest corner Harr.son and Fremont, north 45, west 92%, north 92%, west 114%, south 137%, east 206%	29,000
5	Southeast corner Harrison and Park Avenue, (near Sixth) cast 55 x 75	6,100
0	Northwest corner Harrison and Twenty-second, north 55 x 1221/4, (except right of way to San Jose R. R.	-1,000
0	South side Bryant, 225 feet east of Eighth, east 25 x 105	4,50
5. 0	South side Bryant, 150 feet west of Bryant Avenue, west 25 x 80	550 1,900
0	South side Brannan, 310 feet east of Eighth, east 30 x 275	- 3,154
0-0	South side Brannan, 335 feet west of Seventh, west 100 x 275	2,000
0	North side Brannan, 50 feet west of Third, west 110 x 70	17,000
0	North side Channel, 320 10-12 feet west of Fifth, west 45 10-12 x 137½ North side Channel, 81% feet east of Sixth, east 45 10 12 x 137½	. 1,000
0	Southwest corner Sixteenth and Valencia, west 30 x 200	3.00
0	Northwest corner Sixteenth and Capp, north 105 x 100	5,60
0-	to place of beginning	800
0	South side Eighteenth, 430 10-12 east of Dolores, west 25 x 100	450
0	Northwest corner Nineteenth and Castro, west 125 x 75	- 500
5	South side Twentieth, 50 feet east of Jersey, east 50 x 100	1,00 8,00
0	South side Twenty-first, 75 feet west of Chattanooga, west 50 x 78	450
0 0_	Southwest corner Twenty-first and Chattanooga, west 75 x 29	1,950
0	South side Twenty-second, 175 feet east of Guerrero, east 25.x 114	700
0 0 -	Northwest corner Twenty-second and Shotwell, north 65 x 122 1/2	3,73
	Southwest corner Twenty-Second and Chattanooga, 125 feet on Twenty-second	
0	by 52/. Southwest corner Twenty-second and Chattanooga, south 52 x 125	1,000
0	Northwest corner Twenty-second and Church, north 26 x 125	656
5	Southwest corner Twenty-third and Alabama, West 50 x 104	2,80
0 1	Northeast corner Navy and Noe, cast 80 x 115	A : 66
0	South side Navy, 160 feet of Church, west 80 x 114	7. 5% 1,5%
0 _	East side Valencia, 60 feet north of Sixteenth, north 30 x 87 3	1,70
0.	West side Valencia, 132 feet south of Thirteenth, south 27 ½ x 95; also southwest corner Valencia and Brosnan, south 20 x 420	4,000
	Southeast corner Valencia and Thirteenth, east 80 x to	4,000
0.	Southeast corner Valencia and Twenty-sixth, south 85 x 125	3,50
0	West side Guerrero, 50 feet south of Fifteenth, south 30 x 100	900
0	West side Guerrero, 180 feet north of Tracy, north 30 x 130	766
0	Northeast corner Guerrero and Twenty-first, north 52 k x 100	-1,60
0-	West side Dolores, 78 feet north of Twenty-second, north 26 x 125	1,17
0-	East side Dolores, 25 feet south of Seventeenth. south 25 x 100	711
0.	East side Dolores, 101% feet south of Twentieth, south 50 x 105	- 900

Southeast corner Church and Twenty-Second, south 26 x 125.....

South side Folsom, 137½ feet east of Fourth, east 20 x 80; also, west side llaywood, 80 feet south of Folsom, west 57½ x 60.

Southeast corner Folsom and Fifth, south 90 x 25, subject to mortgage..... Northwest corner Folsom and Twenty-First, north 125 x 245..... North side Howard, 35 feet west of Fourth, west 40 x 55..... North side Howard, 492 % feet west of Second, west 27 x 80, subject to mort.. North side Howard, 175 leet west of Seventh, west 25 x 90..... West side Howard, to feet north of Navy, north 70 x 115...... West side Howard 235 feet east of Seventh, east 25 x 90.....

North side Folsom, 112 1/2 feet east of First, cast 25 x 86 1/2, subject to mortgage

West side Folsom, 170 feet north of Twenty-Fourth, north 30 x 122 1/2.....

East side Folsom, 25 feet south of Fourteenth, south 25 x 75.......

South side Howard, 362½ feet east of Fourth, east 25 x 80...

Northwest corner Howard street and Howard Court, (near Fourth) west 50 x 80 sold November 20, 1867, for \$6,750, now resold for.

East side Mission, 65 feet north of Twenty-Fifth, 30 x 115...

East side Mission, 125 feet south of Twenty-First, south 30 x 122½...

East side Mission, 389 feet south of Twenty-First, east 122½, south 25 5-12, most 132 north 32 10.10 Southeast corner Mission and Eleventh, southwest 90 3-100, southeast 82 10-100, northeast 90, northwest 80..... Western Addition. ster and Sacramento, x 137½...

Northeast corner Fillmore and Fell, north 25, by average depth of 72...... 1,800 mthwest corner Steiner and Greenwich, north 275 on Steiner, west 275 on Lombard, south 275 to north side of Greenwich, east 275 on Greenwich, subject to mortgage...

Southwest corner Broderick and Turk, north 137½ x 100...

Northwest corner Broderick and Turk, north 137½ x 100...

North side Chestnut, 68½ feet east of Jones, east 34 feet 4½ in. x 120...

South side Greenwich, 204½ feet west of Pierce, west 80 x 137½... South side Greenwich, 204½ feet west of Pierce, west 80 x 137½ 1,400

North side Filbert, 137½ feet west of Pierce, west 40 2-12 x 137½ 1,600

North side Union, 137½ feet west of Buchanau, 50-vara 1,600

Southwest crarer Broadway and Fillmore, west 68½ x 137½ 1,800

North side Leckson, 137½ feet east of Polk, west 22½ x 127 ft. 8¼ in 1,300

North side Sacramento, 125 feet west of Polk, west 25 x 80 1,937

South side Pine, 81¼ feet west of Fillmore, west 25 x 127½ 550

South side Pine, 81¼ feet east of Fillmore, east 25 x 127½ 525

South side Pine, 900 feet east of Franklin, east 30 x 120 2,500 South side Sutter, 192% feet east of Devisadero, east 27% x 137%.

South side Sutter, 197 feet east of Fillmore, east 26 x 137%.

South side Sutter, 165 feet east of Devisadero, east 27% x 137%.

South side Sutter, 137% feet east of Devisadero, east 27% x 137%.

North side Sutter, 137% feet west of Franklin, west 55 x 120. North side Post, 165 feet west of Scott, west 27 % x 137 % Southeast corner Eddy, 85 feet east of Devisadero, east 85 x 137 %.

North side Eddy, 85 feet east of Devisadero, east 85 x 137 %.

Southeast corner Eddy and Webster, east 26 x 120.

North side Fulton 136 % feet west of Steiner, 50 vara. South side Fell, 1271 feet east of Webster, east 55 x 120..... South side Oak, 82½ feet west of Buchanan, west 27½ x 120. | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,90

The Rapid Growth of London.

The Builder usks a curious question: How long will London be habitable. The enormous town is increasing so rapidly as to threaten to seriously interfere with the comfort of its inhabitants. Already the prevalence of a southeast wind bears to the vicinity of the parks the dense canopy of smoke and the vitlated atmosphere of nine miles of buildings. As the circumference of the vast-city is extended this evil is exaggerated with each annual addition to the space built over. The slight remains of vegetation are daily diminishing. More than 600,000,000 cubic feet of carbonic acid gas are expired in London the course of 24 hours, by human beings alone. This irrespective of smoke, of the gaseous pro bustion, and all of all other sources whereby the air is vitiated. This quantily of carbonic acid renders twenty times its weight of atmospheric air unfit for the support of life. On a perfectly calm day, when the respiration of London hangs within the limits of the metropolitan districts, the polluted atmosphere, were it possible to press it down apon the streets, would fill the whole roadway to a depth of between eight und nine feet. This startling quantity of poisoned air Loudon must exchange for fresh. As to smoke it may be mentioned that on an average 14,000 tons of coal are daily consumed in the capital, a great portion of which is cast into the atmosphere in the partially volatilized form of smake. The increasing difficulty of living in London during the summer becomes every year more oppressive, and there can be no question that the actual experiment of bow large a city can be made, will not require many more years to solve.

During the past month there has been a mania, amounting almost to positive insanity, for lots in Oakland. Our suburban neighbor is a frog that has for sometime been increasing greatly in importance in its own eyes. Still, until within the past month, it never attempted the feat of swelling out to the size of the mythical ox. But it is now attempting this impossible task. Heretofore it only expected to be classed as a flourishing adjunct to San Francisco; now it insanely talks of transferring the business of this city to its shores, and reducing San Francisco to the position of a suburb of Oakland. This change is to be brought about by the late selection of the Oakland side of the bay for the terminus of the Pacific Railroad. The "great expectations" in which Oakland is indulging are so exquisitely ridiculous that we would not waste space by attempting to show their absurdity, were it not that fools from this side of the bay have had their heads turned in the excitement, and have been paying eight and ten prices for lots on the other side. The Oaklanders cry alond about the magnificence of the future of their town, but they are careful to part with all the property they can to verdant San Franciscans, at the outrageous prices which their windy declamations have succeeded in forcing it up to. In the CIRCULAR for February we pricked the bubble of inflation of the value of tots four to six miles from the city on this side of the bay, and thought we had performed a good work; but we were mistaken. We nasisted to put a stop to one folly here, only to leave a more-inviting field open for a ten times greater one across the bay. It positively appears as if there was a large class in this city who are never happy only when they

are being fooled and throwing away their money.

Not one solitary precedent drawn from the history of any other city in the world can be adduced to show that the commerce of a great city like. San Francisco has ever been taken away from it by the act or acts of any dozen railroad, steamship or any other company or corporation. Here we have a city with an established water front, trade and business connections, where capital to the amount of over two hundred millions of dollars has been invested; but our water front is to become deserted, our trade and business are to take to themselves wings and by across the bay, and all the money which short-sighted resons have invested here will be lost, because the snail (trade) having gone, the shell (the houses and land) will be valueless. How easy it will be now for a guat to perform the trifling feat of swallowing an elephant. And it is not outsiders, and it certainly is not Oaklanders who are galled by this humbug, but it is our own citizens who are deceived by it, and are throwing away their money across the Bay. If the fool killer was around in Oakland, he would have been kept busy intely giving the quietus to brainless San Franciscans.

Our opinion of the Pacific Railroad terminus question is, that a great mistake for our interests was made by those papers here which kept the Legislature from giving the railroad companies permission to buy all of the now utterly uscless tide lands which they required at \$100 per acre; but that this mistake will result in the transferral of the business of this city to Oakland is an absunrdity which no one but a fool believes. The time

publication of THE CHECKAR there was no definite means of ascertaining alues, for real estate experts frequently differed greatly, and the bes them often had no idea of what portions of the city were most advancing in price, just us they had little idea of the magnitude of our real estate transactions. To illustrate: in the real estate summary for 1866, prepared by us and published in the Alta California, the sales for that year were shown to have amounted to \$13,500,000. This was the double of the sum which any of our real estate operators had estimated the sales at. One thought the amount which changed hands during the year probably reached two millions of dollars, another estimated the sum at four millions, and the highest gness placed the sum at seven millions. Now all this is changed. The facts and figures published monthly by us enlighten those interested in real estate upon all matters connected with real estate transactions, and therefore if they make an unprofitable sale or purchase, or other mistake, they do so with their eyes open.

DAMAGED

Real Estate Agents and Their Dues.

In a New York real estate circular, issued by one of the large real estate dealers there, we find some interesting items about a suit brought by him to compel a seller to pay the commission due for the sale of a house and lot. The owner agreed to take a certain price for it, and pay the agent the regular charges. The latter succeeded in finding a purchaser at the price fixed, but the owner then refused to sell unless the buyer paid the agent's commission. This the customer very properly refused to do, and the trade was broken up. Whereupon the agent sued the owner of the property for the commission he had lost through the failure of the latter property for the commission he had lost through the failure of the latter to keep his contract. The case was a clear one, and the agent obtained judgment for the full amount claimed. In commenting upon this case, in his circular, be suys:

"This is only one case out of many where an owner gives his property to a broker to sell, and is only too anxious to pay a commission if you can procure him a customer, but alas! when a buyer is within his grasp, how easy it is to forget that he ever made such a promise? There are toomany in the world who leave their property with brokers simply with a view of seeing how much they can get for it, and even if the price with a view of seeing now much they can get for it, and even it the price asked is obtained, then they decline to sell. The owner has the right to withdraw his property from the market at any time, and also the right to after his price and ferms as often as he pleases, and I never consider it a trouble to comply with such requests. But in the prosecution of my profession, I do not allow any one to rob me of my time or services, and in all similar cases as that reported above, I give fair warning that they will

Every word of the above will apply to this locality. Many owners of property here place it in the hands of a real estate agent at a certain price, and when a customer is found for it at the price fixed by themselves, they refuse to sell, either because they chitdishly imagine that it is worth more retuse to sell, either because they chidishly imagine that it is worth more or a customer would not be ready to take it at the price asked, or because they are of a grasping disposition, and wish to make the buyer pay the fuir business commission which they agreed to pay, and which it is their during to pay. The rules governing the conduct of real estate agents and during the pay. sellers here have been allowed to become very hose and indefinite, or rather, have been made so by the number of adventurers who have attempted to push into the business, and who call themselves real estate agents, but who possess not one solitary iota of the necessary knowledge or business capacity that would entitle them to the name. To gethold of a piece of land to adorn their bare boards, to get their unknown nomes upon a lot, and to have even the ghost of a chance of a commission placed ahead of them, they will resort to all kinds of trickery and unfair

PROPERTY FOR SALE BY CHARLES D. CARTER

(All property placed in my hands for sale is advertised gratis in the

Inside Property.

large and the second se	- 1
New House and lot on Geary, near Jones.	2,80
New House and lot on Geary, near Jones. House and lot on Taylor near California. Hulf 50-vara corner Jones and Sacramento. Hulf 50-vara corner Jones and Sacramento.	2,000
House and lot on Taylor and Sacramento Place	50
	00
T CONTONION IN THE BUT I WOULD IN THE STATE OF THE STATE	
	-
House and large let on Commercial near Kearny Fifty-vara corner Jackson and Larkin	4
	5,50
House and 50-vara lot on Lombard near Leavenworth. House and lot on Green near Powell	- 1
House and lot on Green near Powen.	
	6,00
	5 1
	-6,00
	5.00
	1,5
	4,04
Lot 40 x 137 %, corner Laylor near Eddy. Lot 25 x 137 %, on Taylor near Eddy. City slip lots 67 and 18, on Clay and Commercial	10,0
	1,2
Lot 45 10-12 x 60, on Francisco near Powell	15,0
Lot 45 10-12 x 60, on Francisco Francisco Fifty-vara corner Hyde and Tyler Fifty-vara corner Hyde and Tyler Fifty-vara (entire or in subdivisions) corner Leavenworth and Lombard	
	7,0
Fifty-vara corner Hyde and Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth and Lomostation Fifty-vara (entire or in subdivisions) corner Leavenworth (entire or in subdivisions) corner (entire or	
House and 16 50 vara lot on Vallejo near Stockton. House and 16 50 vara lot on Vallejo near Market. Lot on grade on Montgomery near Pacific Lot on grade on Montgomery near Mason, to Kent street in rear	4,0
	- 3
	17,0
House and lot on Union near Mason, to Kent street in Fear. House and large lot on Montgomery, corner Broadway. House and lot on Valparaiso near Taylor. Thouse and lot on Valparaiso near Taylor.	1,3
House and lot on Valparaiso near Taylor	
House and lot on Valparaiso near Taylor Market Street.	
	-
Tot 25 x 75, on Gilbert, near Sixth and Bryant.	

Tot 25 x 75, on Gilbert, near Sixth and Bryant.

	Three Cream residences with large lots and fine gardens, on another	-
	Land to the state of the state	-
	a to ench 95 v 75 OH Hallicon and	
- 600	1 1.4 -4 CONTINE AND RESERVED	
6,	The state of the s	
	Town Tituth the Dear Divallers of the second	
	TILEAN MANO CONTINE (10) II CHAMA AND	
	Mission.	-

	and Culpin .	
Tot 100 x 280, c	orner Guerrero and Quintil	y-second, alley in rear
13014 - 314	on Frie near Mission	y-second, alley in rear
Lot 162 % X 110	Oil Island compos Pwent	v-second, alley in real
Y A 61 W 117 M	On Patt Cum, Co. L.	
T + 00 - 100 k	on Cann near Nineteenth	ning Light".
Lot 90 x 12279.	The Mort	ing Light
TIOUS WEST TOUS	Dolores near Sixteenth.	
x 75, on	Annie to the tree of the seal of	

and 130 on Vicksburg : title, ent; within three blocks of rin subdivisions.....good order, opposite San Jose

ented. D ASSOCIATION, fronting on

Stoken and Stoken and Stoken and	oer, and Elizabeth Streets	
0 x 80, corner Camp Street at	per, and Elizabeth Streets	
in Fairmount Homestead		

in San Miguel Homestead.
in Gift Maps Nos. 3 and 4...
and beautiful house of 5 rooms, and lot 26 x 122%, on west side Treat
avenue, near Twenty-third; well and pump, and woodshed.....

Western Addition.

Western Addition.
* ************************************
50-vara lot on Devisadero, between Ellis and O ratel
CONTROL CONTROL CONTROL OF THE PROPERTY OF THE
to lot coverior Fillion and Dollard Polk
ware with three nouses, comments
THE PROPERTY OF THE REPORT OF THE PARTY OF T
some I amina street and Myster
55 x 137 %, on Pine, near Broderick. 55 x 137 %, north side California, near Broderick.
55 x 137 %, north side California, near Broderick
ge Lot on Webster, Fenand Hayes of Beautiful Land at Menlo Pa

, 10 or 20 Acre Tracts of Beautiful Land at Menle Par r the railroad, terms easy.

800 Acres at Mehlo Park.

TOREY TO LOAN ON GOOD CITY PROPERTY, BY THEREINIA SAVINGS AND LOAN SOCIETY.—New Builtings of Market and Montgomery streets. President, M. D. Swetheast corner of Market and Montgomery streets. President, M. D. Sweeny, C. D. O'Sullivan, C. President, C. D. O'Sullivan, Trustees: M. D. Sweeny, C. D. O'Sullivan, C. D. O'S livan, R. J. Tobin, M. J. O'Connor, P. McAran, Gustave Touchard, T. J. Brodel, er Donahue. Treasurer, Edward Martin; Attorney, Richard Tobin. Bemittances from the country may be sent through Wells, Fargo & Co'a Errole, or any reliable banking house; but the Society will not be responsible ir safe delivery. The signature of the depositor should accompany his first deposit representation of the depositor of the deposit is made, broper pass-book will be delivered to the agent-by whom the deposit is made, but a received from \$2.50 upwards. Office Hours from 9 A. M. to 3-P. M.

HE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, 85,04 B. O Mills, President; W. C. Ralston, Cashier. Agents in New York, Sa Waller; in Boston, Tremont National Bank; in London, Oriental Bank, oration. Letters of Credit issued, available for the purchase of Merchant Representation of Merchan throughout the United States, Europe, India, China, Japan and Australia. Exch for sale on the Atlantic cities, drawn direct on London, Dublin, Paris, St. Peterski, Amsterdam. Hamburg, Bremen, Vienna, Leipsic, Sydney, Melbourne, Yokob, Shanghae, Hong Kong, and Frankfort on the Main.

W. H. J. BROOKS.

F. A. ROULE
BROOKS & HOULEAU, SEARCHERS OF RECORDS, AND EXAMI
B OF TITLE, 620 Washington Street, next door to Maguire's Opera House
Francisco. Searches made in other Counties.

near Wells, Fargo & Co., July States, Cardenville Homestead Association, Oardenville Homestead Association, North San Francisco Homestead Association, Oakland View Homestead Association, North San Francisco

OAKLAND REAL ENTATE, FOR SALE BY E. C. SESSIONS, ONO. 507 California street, San Francisco, and Broadway, Oakland No., 507 California street, San Francisco, and Broadway, Oakland

GEO. W. CHAPIN, REAL ESTATE AGENT, 388 MONTGOMERY STREET, San Francisco. 89 Real Estate of every description bought and sold. Joseph Winterburn & Co., Printers and Electrotypers, 417 Clay Street.

San Francisco Real Estate Circular.

\$1.00 PER YEAR.]

FOR THE MONTH OF APRIL, 1868.

[SINGLE COPIES 10 CENTS.

VOL. II.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET.

No. 6.

SALES FOR THE MONTA OF APRIL.

Table showing the Number and Value of Sais of Real Estate, made in all Sections of the City and County in April, 1863.

Section.	No. of Sales.	Amount.
Fifty Varas	120	\$349,725
One Hundred Varas.	101	500,231
City Slip and Water Lots	12 .	_297,750_
South Beach.	6	17,800
Potrero	51	81,265
Mission Addition	. 137	236,545
Western Addition	. 77	176,300
Homestead Associations	63	49,567
Ontside Lands	79.	137,694
Tax, Black Mail and Skeleton Titles	47	18,190
* · · · · · · · · · · · · · · · · · · ·	C93	\$2,365,267

Our record for April shows a decrease frem March of 38 sales and \$460,-676 in amount, although the aggregate is in Meers of any previous month In the 50-vara section, the sales were the same in number as in March, and \$114,548 more changed hands. In the 160 varas there was a decrease of 40 sales, while the amount passed was \$358,792 less. The city slip and water lots show a considerable increase, and South Beach a decided falling off. Transactions at the Potrero were 14 less in number, and the amount about the same figures as last month. In the Mission there was a falling off of 15 sales and nearly \$100,000 in amount. Decrease in the Western Addition comes to 41 in number of sales and \$273,564 in value. Homestends have improved 13 in number and \$21,199 in amount. Although a greater number of sules have been made in Outside Lands the aggregate figures remain about the same. Early in the month there was a strong probability that sales would swell up to \$3,000,000; but as the time of expiration of the ejectment law drew near there was a material falling off in all sections of the city, purchasers preferring to wait until the ejectment furore had spent its force. Of the 1532 ejects units recently instituted and now pending against city property, in order and the balance will be seventy-five persent, are of the blackmail order, and the balance will be compromised at from one to twenty-five per-cent, on the value of the property, altogether depending on the ability of plaintiff to provide himself with a square meal or a glass of whisky. Notwithstanding the falling off altuded to above, property paying seven per ceut, is readily taken when

We omit for want of space to allude especially to important sales which will be found in our regular list. We notice the sale of the property known as Meiggs' Whart property, consisting of 20 50-vara lots, for the sum of \$80,000. Also balance of Visitation Ranch, located partly in San Francisco and partly in San Mateo counties, of 4,500 acres, at \$625,000 inround figures.

To those desirous of Sciling Real Estate in a Hurry.

It often happens that an owner of lots wishes to sell them in a hurry, because of more profitable offers. In cases of this kind, we are always ready to purchase when a fair margin for profit is left us; and being always able to quickly satisfy ourselves as to title, can complete the sale in a few hours. We therefore invite those desirous of selling in the manner named, to call upon us ut all times. .

Oakland's Future.

The Oakland News informs us that subscriptions are being made to dam a lake that divides the future metropolis of the Pacific from its principal rival, the city of Clinton. While we are disposed to give full-credit to the citizens of that village, for all Merritt-orions enterprises, our private opinion is that within 90 days the parties who invested in property there, will be disposed to contribute generously towards daming Oakland generally.

MORTGAGES AND RELEASES.

Table showing the number of Mortguges taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of April, 1868.

- MORTGAGES.	Thomas !	RELEASES	3.	
By whom taken No	Amount.	By whom released.	No.	Ariount
Private Individuals 10 Hibernia S. & L. S'y. 6 Clay Street do. 4 Erench do. 1 Building & Loan Socy	282,800 7 154,90 7 71,81 20 18,60 2 3,50	Private Individuals Hibernia S. & L. S'y Clay Street do. French do. Building & Loan Soc' O Odd Fellows' do. San F. Savings Union	25 18 6 14	\$260,523 104,450 67,600 31,344 18,746 5,000 9,850
F'man's Fund Ins. Co San Francisco do.	3 8,50	F'man's Fund Ins. Con San Francisco do.	- E4	8,450
Occidental Ins. Co Pacific do. Union do.	1 10,0	Occidental Inc. Co O. Pacific do. OU Union do.	1	0.700
Germania S. & L. S'y	4 31,3 287 1,032,5	300 Germania S. & L. S	-	74 \$539,463

As compared with March, the above table exhibits an increase of four As compared with March, the above table exhibits an increase of four mortgages in number and \$123016 in amount. The releases number 22 less, with an increase of \$1,969 in their amount. During the month 82 less, with an increase of \$1,969 in their amount. During the month 82 less, with an increase of the purchase monsales were made on the part cash system, the balance of the purchase monsales were made by mortgages to the amount of \$311,780. In March 128 less of this class were made, showing a desirable decrease for April of 46 sales of this class were made, showing a desirable decrease for April of 46 sales and \$60,686 in amount. The mortgages noted above are in excess of releases 113 in number, and \$60,686 in amount. The tendency of many continues downward. money continues downward.

The Number of Houses on the Island of Manhattan

Are estimated at ubout 40,000, and it is thought that about one-third of the building sites are furnished. We may thus consider that about twothirds of the island is yet to be supplied with both structures and population, and that when this is completed the souls on the island will range between three and four millions. If other millions earn their bread at this grent-centre of commerce they must reside beyond its waters. How long it will occupy to produce a state of things when Manhattan shall be too small to contain its business men, is a question that we must commit to time. It took us forty, years to add 800,000 to our dwellers; i.e., from the opening of the Erie canal -an epoch in our commercia present time, and if we should not advance more rapidly in population, another century would pass away before our island would be completely filled. But we are superior to those days of comparatively sluggish progress, although rapid for the day. It seems to us not unreasonable to - foretell that by the end of the present century—thirty-two years—the great task of peopling the unoccupied portion of this island city will be accomplished. Then a great transformation will have taken place in the whole aspect of the island, for if we provide no better loading and discharging places for our shipping than river piers, tashion must betake itself to the centre of Manhattan and yield its shores to commerce, for every inch of water frontage will be required from the Battery to the Harlem River on one side, and to Spuyten Duyvil Creek upon the other. It would seem a matter of himentation to make such innovations upon the banks of the Hudson which are so well adapted for public packs and private residences; but the demands of commerce are imperative, and other great cities have submitted to its power.

DAMAGED DOCUMENT

"		DRINCIPAL STREETS
SALES RECORDED	ON ALL THE	PRINCIPAL STREETS
OF THE CITY,	EROM MYRCH	26th TO APRIL 25th,
TOPO VNOVICENT		

[Nore. - In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the value of improvements can do so by an inspection. None but bona fide sales are

given.	North of Market Street.	-
The state of the s	To the and Dholde couth 190 v 80	\$ 41,00
THE ATT IN THE RESIDENCE	The internal Reportions Morth 120 to 50 maior, by 10 /2 · · · ·	
Northeast corner	FOR fact couth of Pagific south 40 x 94	20,01

	Northeast corner Front and Double courts 40 v 94	20.000 -
	West side Battery 52% feet south of Pacific, south 40 x 94	35,000
	West side Battery 32% feet south of Pathington, 33 10 ½-12 x 127 East side Montgomery 137 ½ feet north of Washington, 33 10 ½-12 x 127	36,000
	East side Montgomery, 41% feet north of Sutter; north 25 x 621/2	3,800
-	East side Montgomery, 103% feet south of Green, south 33% x 80	
	West side Montgomery, 96 feet south of Filbert, south 24, west 89 %, north 70,	4,500
	east 20, south 46, east 68%.	1,500
***	West side Kearny, 1173 feet south of Vallejo, south 20 x 623	
	Northwest corner Rearry and Practice 145 5-6, north 80, cast 40, south 80 45 5-6, west 320 5-6, south 206 4, east 45 5-6, north 80, cast 40, south 80	22,000
	east 235, also northeast corner Kearny and Francisco, north 275 x 275	22,000
	Northwest corner Rearny and Commercial, north 30 x 71?3	9,500
	The state of the s	
		2,000
-	" 1071/ foot worth of typeen: 801110 20 1 00	4,250
		5,000
	The state of the s	-
	at a the root corner Stockton and Busil, West 100, Horai 0072 cast 20, Horai	10,125
		5,000
	West side Powell, 52% feet south of Filbert, south 30 x 87%	3.200
	West side Powell, 70 feet south of Grechwich, south 22 % x 70	0,200
-	West side Powell, 10 leet south of O'Farrell, south 34 45,12 x 137 15; West side Powell, 103 1 12-12 feet south of O'Farrell, south 34 x south 20	25,000
	West side Powell, 103 132-12 leet south of O'Farrell, east 57% x south 20 also, east side Carlos, 117% feet south of O'Farrell, east 57% x south 20	6,300
	west side Powell, 91% feet north of Broadway, north 22 11-12 x 137%	3,000
	1	- 5,000
	- in a station and Charles and Charling South 2450 I to 11	0,000
	- 1 12 Marcham 07 Lt Foot would not (icury, Solicit 20 1 C1 29, SOLICITY	2,500
		5,000
	West side Taylor, 34% feet north of Jackson, north 70 x 125	28,500
	Southwest corner Taylor and Geary, 50 vara.	-1,200
	West side Jones, 82% feet north of Jackson, north 30 x 87%	
	West side Jones, 11216 feet north of Jackson, north 34 x 137 %	
	West side Jones, 112 3 feet north of Sutter, south 27 % x 137 %	-,000
	Southeast corner Jones and Caltaro Place, (77% feet south of Post) south 60	6,000

	The state foot north of Jackson north 34 x 137 %	11,000	Ĺ
	West side Jones, 112% feet north of Jackson, north 34 x 137%. West side Jones, 110 feet south of Sutter, south 27% x 137% x 137% couth of Joseph south 600.	5,000	
	West side Jones. 110 feet south of Post) south 60 Southeast corner Jones and Caltaro Place, (77½ feet south of Post) south 60		1
		6,000	Į.
	we also we have the contract of Pacific Cast Lot we X (2,	29000	ı
		1,525	ļ
	- 1 T T T T T T T T T T T T T T T T T T	4,500	1
	Southeast corder Larkin and Filbert, cast 62½ x 87½	1,700	ŀ
7	Northeast corner Larkin and Tyler, 50-vara.	10.700	Ì
		2,675	1
	North side Francisco, 68% feet west of Powell, west 22 11-12 x 120	11 11 11 11 11 11 11 11 11 11 11 11 11	1
3	North side Principle, 68 1 let with 01 Stockton and 24 kg 19724	2,000	i
4	North fide Lembard, 2064 feet east of Stocktop, east 34/4 x 1974	1,050	ļ
	North side Lombard, 38 feet west of Newell, (above Mason) west 38 x 60	1,700	ì
3	Northeast corner Lombard and Jones, east 27 5 7 1h)	n RKA	į
,-	Bourn smen noery 73% fact west of Dupont, 1044 4834;	1,500	4
÷	South side Union, 674 feet east of Mason, east 24 x 75. South side Union, 464 feet east of Junes, east 23 x 120.	000	-
	South side Union, 48 1-6 feet east of Juneaut and 20 1 1 k. 10 x 137 k	4,050	Ì
	South side Green, 171 10%-12 feet east of Dupont, east 21 1%-12 x 137%	12,000	
	North side Broadway, 46 feet east of Dupont, east 51 x 2334	1,200	1
	North side Pacific, 66 10-12 feet east of Larkin, cast 42 x 60	1,800	
	North side Pacific, 114½ feet west of Jones, west 23 x 00	750	į
	North side Pacific, 66 10-12 feet east of Larkin, east 20 x (0	1,600	
	South side Jackson, 161% feet west of Leavenworth, west 45 x 13714	30,(80)	
	Southeast corner Jackson and Battery, cast 137 & x 60.	865	
	North side Washington, 18314 feet west of Leaverworth, west 22 11-12 x 13736	5,000	
	er at at a Ward Investor 197 K foot West Of HVOP, DUCATE, and the contract of the	8,000	
	at 13. Communical 10714 foot east of Kenthy, Cast of a Communication	2,600	
	a and the Challenger of the foot oact of Larkin, Cast Du X 110,	4,600	
	a it it continues a PR34 foot oast of Johns Past 100 A A D D	4,000	
	a it is delifernia 197 k foot west of Jones, West 65% X 10179	2,000	
	To at at a California Of fout west of HVIII Cast 5071 X 141 79 aveaterning		
	Control of the contro	12;000	
	The control of the co	2.980	
	CiA. Cl. and IB could Risk	200 0 1 1 1 1 1	
	ar it and compar California and Cashinan Place north 100 X 50	and a state of the	
	- 57 25.16 Time 109 112 19 foot past of Jones, cast of \$22 12 & 421 2	W. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	
	ar at most compon Ding and Jones, north 55 x 32, subject to mortgage	2 4 4, 5 4	
	The state of the s	1824-18551	
		Pitta directly	
	we is the contact 1971: four week of Leggettwerth, West of a X let the event	4 4 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	waith and Sutter 137 % feet west of Jones, West 25% N 10175	4 14 5	
	North Side Side 1, 20 18 19 19 19 19 19 19 19 19 19 19 19 19 19	E noo	

	North side Suiter, 1917, feet west	10,500	
	North side Sutter, 137% feet west of Jones, west 48% x 13%	(5000	
	The state of the s		
	we are the court of 015 feet west of Leavenworth, South 49 X 101 5	4.450	-
	South side Suffer 114 7-12 feet cast of Taylor, south 817, West 22 11-12, north		
		5.100	L
	Total Court annual Quetton and Leavenworth, (281 of 18 8 (2)	7,003	
	The state there 97 le fact most of HVde AVESI 18:2 X Starrage errors and a second	1,800	
	a the side Cooper 310 feet west of Dubout, West 27 to X 101 2	10,000	
	South side Geary, 110 12 feet east of Leavenworth, east 2714 x 13713	3,500	
	South side Geary, 187% feet west of Jones, west 26 x 137%	3,500	
	North side Geary, 20 x 60 to Oak Place.	500	
	Southeast corner Geary and Leavenworth, south 83½ x 29½	4.500	1
	Southeast corner deary and Leavenworth, south 60% in 20% in 20%	3,100	L
	Northeast corner Geary and Larkin, east 30 x 80	26,000	
	Northwest corner Geary and Taylor, 50-yara	6,300	H
	South side O'Farrell, 157% feet west of Powell, west 40 x 57%	3,700	
-	South side O'Farrell, 1371/2 feet west of Mason, west 23 x 60.	3,000	+
	South side O'Farrell, 162½ feet east of Larkin, east 25 x 137½	12,000	1
	a at at a true too foot wast of Powell West 80 X 110,	2,800	ı
	at at the Color of the Color of Powell east 22 x 110	3,000	Ł
	** 175 foot east of Jones. 6381 20 X 131 22	30,000	ı
	Markly ment compar Modilister and Jones, 50-Vara		1
	av at and agree Mr. Allieter and Larkin fell-vara	13,000	1
	m 4 -14 Donto 1971/ Frot courth of Market 8007h 40 10-12 X 10/22	17,250	1
	South side Market, 200 east of Fourth, east 25 x 100	. 21,000	
	Bodin pico manaci, account		1

South of Market Street.	
Northwest corner of First and Mission, north 55 x 60	32.500
at the same of the and Nathing West 80 x 205	18,000
Ass. A dea-motive 195 foot south of Brandan, South 30 X CV	15001317
are a sea sembled out foot couth of Howard, south 20 X 10	11,500
and a manual north front court of Revent morth 131 20 X 20	17.500
- 4 Thurst AD foot could of Eulgom could SD X 31 20	25.000
	20,000
West side Fifth, 130 feet north of Harrison. north 30 v 7k	5.000
Y TO MAKE A COMPANY OF THE PROPERTY OF THE PRO	

		the second
_		- 400
	Same as last described, re-so d 1f	6,600 3,000
1	West side sixth, 55 feet south of Howard, south 50 x 80	0.00
-	West side sixth, 55 feet south of howard, south 50 x 85. Sol i January 23, 1868, West side sixth, 50 feet south of grant; south 50 x 85. Sol i January 23, 1868,	
		3.750 T 3.000 T
	Northeast corner Sixth and Harrison, horner could be x 80	1:450
1	Same as the above, re-sold next ay Down to south 25 x 80	7.000 2,500
-	West side Seventh, 130 feet south of Bryant, south 25 x 807	1.750 · · · · · · · · · · · · · · · · · · ·
	East side Seventh. 100 feet southor frathson, wheth 25 v 80	2,500
	East side Seventh, 105 feet south of Howard, south 18% x 90, bought Dec. 30, East side Seventh, 175 feet south of Howard, south 18% x 90, bought Dec. 30,	4.200
	1807	3,000
		3,000 1,750,
-	East side Eighth, 223 lett sommor in fall i de 65	1,000
1	Southeast corner Eighth and Fusion, 50 x 50, also, case	1,000
1		2,000
	East side Ninth, 150 lect florth & Folson, hoven t south 311 feet to Channel,	
	West 478% feet to Bryant north 363 and 8 413 to beginning, excepting	6.000
	buildings, etc	1,350
	East side Elèventh, 125 feet norte of Harrison, north 25 x 103	1,330
	East side Eleventh, 75 feet north of Harrison, north 50 x 100	2,800 1;400
	East side Eleventin, 50 teet north of training north 50 x 100	4.400
	South side Thirteenth, 195 feet vest of Valencia, west 55 x 80	1.250
	South side Thirteenth, 125 feet vest of Noe, cast 75, South 432 and 7-12, south- South side Fifteenth, 125 feet est of Noe, cast 75, South 432 and 7-12, south- west 52, northwest 54 and 514-12, north 125.	2,000
	North side Fifteenth, 28 feet west of Natoma, west 23 x to senth 113, west 50,	2,540
	South 81de Sixteenth, 113 and 1313 100 121, 12, north 145%, west 50, North 115, south 145 and 4-12, east 131 and 21, 12, north 145%, west 50, North 115,	6.250
	west of and 2 1-19 feet A of Canadage west 25 north 113, cast 32	
	North side Sixteenth, 125 feet west of Sanches, west 25, and 10 %-12, south 131-5-12.	5,403 5,403
	Northeast corner Sixteenth and Casto, Land the cast 1614 X 147 6	2,000
	North side Harrison, 63 17 feet east of Sixth, east 2113, north 80, west 13, sonth	3,090
-	North side Harrison, 63 1 feet est of Sixth, east 21 3, herth eg. 23, west 11 3, south 57. Southwest corner Harrison and fremont, north 43, west 92 k, north 92 k, west	29,000 -
,	1122, South Life, dated by the Avenue (near Sixth) cast 55 x 75	6,160
	Northwest corner Harrison and I wenty-second, north 55 x 1223, (except right of way to San Jose R. R.	1,000
1		4,300
	South side Bryant, 150 feet Wit of Bryanth word 25 v 80	1,900
		3,150
	South side Brannan, 335 feet west of Seventh, west 100 x 275	2.000
-	North side Brannan, 50 feet west of third, west 110 2 x 137 4.	1.000
		3:000
	Southwest corner Sixteenth and James in, year of 200 2 200	5,600
		800
)	South side Eighteenth, 455 11-12 east of Dolores, west 25 x 100.	450 600 -
)	Undivided half, morthwest corner And the word 195 y 75	500
j		5,000
)	South side Twentieth, 50 feet vast of Sersy, cost of 1225, subject to mortgage South ast corner Twentieth and Shotwell, south 95 x 1225, subject to mortgage South side Twenty-first, 75 feet west of Chatfanoogs, west 50 x 78.	450 225
)	South side Twenty-first and Chattaneoga, west to x 23. South west corner Twenty-first and Chattaneoga, west to x 23. South side Twenty-second, 125 feet cast of Guerrero 75 x 114.	1,930
)	The same of the state of the same of the s	3,7.0
0 =		- 3,500 -
0	Southwest corner Twenty-second and thurch, west 250 x 1:31 Southwest corner Twenty-second and Chattanooga, 125 feet on Twenty-second	
0	by 52 the same of the standard chattanger south 52 x 125	1.050
()	Northwest corner Twenty-second and Cauren, north 20 x 120.	2,800
5 ()	A CALL OF THE PARTY CONTROL AND A COURT OF THE PROPERTY AND ASSESSED A 112	710
()	Northeast corner Navy and Noe, cast 80 x 119.	525
1)	East side Valencia, 65 Teet south of Twenty nith, south 65 x 1113	1,700
0	A STATE OF	•
0	west corner Valencia and Prosnan, South 20 X 2.0	4,000
0	contract the first or a line of the contract o	12,000
10	West side Valencia, us feet in the CT LYTHIX-SIXIII, north to X 200	
()(West side Guerrero, 180 feet north of Tracy, north 30 x 130	750
10 10	not not be a supposed to the rest of the state of the sta	. 4,000
()(West side Dolores, 78 feet north of Twenty-second, north 20 x 125	
Ю Ю	East side Dolores, 25 feet south of Seventeenth, south 25 x 100 East side Dolores, 25 feet south of Twentieth, south 40 x 105	
)())()	A SA CONTRACTOR Charmely part Targetty Strong Solitil 20 X 120	. 565
10	Southeast corner Noe and Twenty-Eighth, Wist Sto X 5-0	1,400
10 10	1 mag 1 - 2 2 - Amil 144 for taxable 40 10 10 10 10 10 10 11 11 11 11 11 1 X 120	a Ayono
0(West side Castro 35% sect west of Spares, west as x 120.	910
)())()	The second of th	475
00 50	Northwest corner Castro and Twenty-min, north 50 x 86 %, subject to mortgag	e 3,700
00	West side Folsom, 170 feet north of Fourteenth, south 25 x 73.	1,100
	and the traders of the fold part of the trade to the trade to the trade to the traders and the traders are traders and the traders are traders and the traders are traders and traders are	0
00	Haywood, 80 feet south of Polsoni, West 372 white t to mortgage	12,000
00 00		7,000
00	North s'de Howard, 33 feet west of Fourth, west 27 x 80, subject to mort.	6,500 €
(10	North side Howard, 175 lect west of Seventh, West 23 x 50	. 010

	0 000
South side Howard, 362 % feet east of Fourth, east 25 x 80	6,200
South side Howard, 362 % feet east of Fourth, east 25 x 80. Northwest corner Howard street and Howard Court, (near Forth) west 50 x 80. Northwest corner Howard street and Howard Court, (near Forth) west 50 x 80. Northwest corner Howard 1867, for \$6,750, now resold for	7,500
SOLD NOVERLOGI 20, ALLEY AND ALLEY A	825
Thet side Mission, to feet north of Twenty The worth on stable	1,500
East side Mission, 123 feet with of Thronty First cast 1221, south 25 5-12,	- 000
East side Mission; 389 feet south of Twenty west 123, north 32 (0-10).	1,000
West 123 (north 32 40-10). North side Mission, 230 feet east of Second, cast 22 x 58-	2,500 -4,000
North side Mission, 270 feet east of Second, cast 22 x 66.	10,940
No the side allesion, the recommendation of the side	2,000
North side Mission, 20 rece was the state of the 100 enthones 82:10:100.	
Southeast corner Mission and Theyelth, Southwest 30-100, State and northeast 20, northwest 80	8,500
northcast 50, heritages 50 in the	-
Western Addition.	11,025
Northwest corner Larkin and O'Farrell, 50-vara	1,532
Northwest corner Larkin and O'Parrell, 30-vard	
East side Van Ness avenue, as the santheast come Van Ness av. and	
32. West 48 to, South 14, were 1912	-2,900
Southwest corner Van Ness av. and Eddy, south 120 x 100%, Southwest corner Van Ness av. and Eddy, south 120 x 100%, x 123	10,500
Southwest corner Van Ness av. and Clay, south 43 ft. 10 g iches x 123	2,500
Southeast corner Van Ness av. and Clay, south 33 it. 12 in. x 55 West side Franklin, 10) ft. 12 lin. south of Fulton, south 113 it. 12 in. x 55	7,500
Southeast corner trough and Languer core	
Northwest verme Buchanan and Careful	6,000
ner Buchanan and Orecit and Long 1714	2,500
Northwest corner international transfer court with with	300
	7,090
ster and Sacramento, x 137 15.	1,800
ster and Sacramento, x 137 is Northeast corner Fillmore and Fell, north 25, by average lepth of 72 Northeast corner Fillmore and Garwich, north 275 on Steiner, west 275 on	1,000
Northeast corner Fillmore and Feb., north 25, by average with the Southwest corner Steiner and G conwich, north 275 on Steiner, west 275 on Greenwich,	
Southwest corner Steiner and W century, December, east 275 on Greenwich, Lombard, south 275 to north side of Greenwich, east 275 on Greenwich,	5,500
subject to mortgage	4,500
Southwest corner Pierce and Teler, 50-yara. Northwest corner Brederick and Turk, north 13716 x 100 Northwest corner Brederick and Turk, north 13716 x 100	2,500-
Northwest corner Brederick and Ints. Jones, cast 34 feet 1 in. x 120	- 000
North side Chestinit, 18% feet cast of Dierce, west 80x 197 ld	1,400 700
North side Filbert, 131 % feet west of Pierce, west 40-2-17 x 137 %	1.000
North side Filbert, 137 % feet West of Fieles, West of Buchanan, 50-vara	1,800
North sale Thion, 1972, feet west of Buthanan, 500 x 156 4 x 156 4. Southwest c ray Broadway and Fillmore, west 684 x 156 48.	1,800
West side Jackson, 13726 but cast of 16 k. de west 25 x 80.	1,937
North side Sacramento, 125 feet west of Filmore, west 25 x 1272. South side Pine, 511, feet west of Filmore, west 25 x 1272.	550
South side Pine, 200 feet cast of Franklin, cast 30 x 120.	.= 2,500 1,000
South sid-Pine, 200 feet east of Franklin, case 50 Varia. North sid-Pine, 137 b feet west of Lagrana, 50-varia.	900
North sid Pine, 137 % feet west of Lagran, 30 x 100 South side Bush, 27 % feet west of Steiner, west 27 % x 100	(110
South side diust, 55 lend cast of Pictor Constant of Story	420
North Side Bush, St a feet west of M. haten west of v 100	. 600
North side Bu-R, 53's leet West of Trees and 9716 v 1973	. 700
South side Suffer, 1924 feet east of Devisadero, east 24 x 137 kg. South side Suffer, 197 feet east of Fillmore, east 26 x 137 kg.	1,500
South side Sutter, 197 feet east of Pillinois, east 27 A x 157 le. South side Sutter, 165 feet east of Devisadero, east 27 A x 157 le. The visadero, east 27 A x 157 le.	720
South side anter, 165 feet east of Devisadero, east 21/2 x 157%. South side Suiter, 1871/2 feet east of Devisadero, east 21/2 x 1571/2	3,900
North side Satter, 1871/2 feet east of Divisadero, east 25 x 120	400
N. All slatt best, her feet West in the same of the same	· - ran
North side Post, 171 leet that the old wast 97 to 1 137	300
North side Post, 220 feet west of Scott, west 27 % x 137 km. North side Post, 65 feet west of Scott, west 27 % x 137 km.	800 525
North side Post, 65 feet west of Scott, West 27% x 187 km. North side Post, 187 k feet west of Scott, west 27% x 187 km.	2,500
North side Pest, 137% feet west of Schil, west 22 2 Schiller Post and Baker, 50-varu.	850
Southeast corner Post and Baker, 50-vara	5,200
North side Geary, 197 by feet east of Buchanan, case of Southwest corner O'Farrell and Gonga, 50-vara	.c, .
Southeast copyry of Participant Manual Stry 105	1,000
State of South of the rest of the nest of lex 120.	1,000
North side O Farrell, 185 feet east of Garkin, 50-vara South side O Farrell, 187 b feet west of Larkin, 50-vara 1875	8,500 700
South side O'Farrell, 127 b, feet west of Larkin, 50 and 14 ft. 4½ in. x 137 b	ion.
South side Ellis, 68% feet east of Stellier, east 37 to x 120, sold at Beideman sale f Southeast corner Ellis and Gough, east 137 to x 120, sold at Beideman sale f	7,70
Southeast corner Edits and Gough, tast 2019 Cast 25 x 107 %.	2,06
North side Eddy, 83 Pet east va 200 1 1 1	
Southeast carner Eddy and Webster, Container Strawers	3,44
North side Fulton 180 g feet West of School, east 27 x 120 South side Fulton, 82 g feet cast of Polk, east 27 x 120 west 273g x 120	1,10
South side Fution, 8215 feet cast of Pols. (882 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5,70
South side Fulton, 109% feet West of Van Avenue 120 x 100	1,41
Northwest corner Fulton and Polk-Hortin 120 3 7% x 128. North side Fell, 165 feet west of Octavia, west 27% x 128.	1,8
South Side Fell, 1202 feet cast of victorial	
Southeast cerner ren and Octavia, the cortex 2712 x 100	1,50
South side Oak, \$223 loct west of international	1.8
South side Oak, 110 let I west of Detayla, cast 271, x 120	
South side Oak, 110 feet west of Laguna, west 55 x 420. North side Oak, 210 feet east of Octavia, cast 27 /2 x 120. Fame as last described, resold for,	1.1
Same as last described, resold for, touth side Page; 2513; feet west of Gough, west 275; x 145.	10,0
Block 442, bounded by Haight, Scott,	

The Rapid Growth of London

The Builder asks a curious question: How long will London be habit able. The enormous town is increasing to rapidly as to threaten to seriously interfere with the comfort of its inhabitants. Already the prevahence of a southeast wind bears to the vicinity of the parks the dense canopy of smoke and the vitiated atmosphere of nine miles of, buildings, As the circumference of the vast city is extended this evil is exaggerated vegetation are daily diminishing. More than 600,000,000 cubic feet of carbonic acid gas are expired in London the course of 24 hours, by human beings alone. This irrespective of smoke, of the gaseons products of combustion, and all of all other sources whereby the air is vitiated. This quatity of carbonic acid renders twenty times its weight of atmospheric air unfit for the support of life. On a perfectly calm day, when the respiration of London hangs within the limits of the metropolitan districts, the polluted atmosphere, were it possible to press it down upon the streets, would fill the whole roadway to a depth of between eight and nine feet. This startling quantity of poisoned hir London must exchange for fresh. As to smoke it may be men foned that on an average 14,000 tons of coal are daily consumed in the capital, a great portion of which is cast into the atmosphere in the partially volatilized form of smoke. The increasing difficulty of living in London Could the summer becomes every year more oppressive, and there can be no question that the actual experiment of how large a city can be made, will not require many more years to solve.

During the past month there has been a mania, amounting almost to sitive insanity, for lots in Oakland. Our suburb in neighbor is a frog that has for sometime been increasing greatly in importance in its own eyes. Still, until within the past month, it never attempted the feat of swelling out to the size of the mythical ox. But it is now attempting this impossible task. Heretofore it only expected to be classed as a flourishing adjunct to San Francisco; now it insanely talks of transferring the business of this city to its shores, and reducing San Francisco to the position of a suburb of Oakland - This change is to be brought about by the late selection of the Oakland side of the bay for the ferminus of the Pacific Railroad. The "great expectations" in which Oakland is indulging are so exquisitely ridiculous that we would not waste space by attempting to show their absurdity, were it not that fools from this side of the bay have had their heads turned in the excitement, and have been paying eight and ten prices for lots on the other side. The Oaklanders cry aloud about the magnificence of the future of their town, but they are careful to part with all the property they can to verdant San Franciscans, at the outrageous prices which their windy declamations have succeeded in forcing it up to. In the CIRCULAR for February we spricked the bubble of inflation of the value of lots four to six miles from the city on this side of the bay, and thought we had performed a good work; but we were mistaken. We assisted to put a stop to one fully here, only to leave a more inviting field open for a ten times greater one ncross the bay. It positively appears as if there was a large class in this city who are never happy only when they

are being fooled and throwing away their money.

Not one solitary precedent drawn from the history of any other city in the world can be adduced to show that the commerce of a great city like San Francisco has ever been taken away from it by the act or acts of any dozen railroad, steamship or any other company or corporation. Here we have a city with an established water front, trade and business connections, where capital to the amount of over two hundred millions of dollars has been invested; but our water front is to become deserted, our trade and business are to take to themselves wings and fly neross the bay, and all the money which short-sighted persons have invested here will be lost, because the smail (trade) having gone, the shell (the houses and land) will be valueless. How easy it will be now for a guat to perform the trifling feat of swallowing an elephant. And it is not outsiders, and it certainly is not Oaklanders who are gulled by this humbug, but it is our own citizens who are deceived by it, and are throwing away-their money neross the Bay. If the fool killer was around in Oakland, he would have been kept busy intely giving the quietus to braintess San Franciscans.

Our opinion of the Pacific Railroad terminus question is, that a great mistake for our interests was made by those papers here which kept the Legislature from giving the railroad companies permission to buy all of the now utterly useless tide lands which they required at \$100 per acre; but that this mistake will result in the transferral of the business of this city to Oakland is an absuurdity which no one but a fool believes. The time gauge of the value of Oakland property is the value of property on this side which can be reached by street cars in a like space of time. For instance: lots in Oakland, which can be reached in three-quarters of un hour by boat, pre worth just about as much as lots on this side which can be reached in street cars by like consumption of time. When Oakland lots are elevated above the figures at which this gauge would place them their value is inflated, as it now is. Those who are now buying real estate across the Bay at six to eight times what it is worth, will discover before they are much older that they are expending five to ten dellars where they will be able to realize one. It is little use to tell these people this at present; experience is just now keeping her dear school across the Bay, and San Franciscans are largely patronizing that bitter institution of learning.

Knowledge of Real Estate -- Past and Present.

Real estate speculators complain loudly that it is now almost impossible to buy a lot cheap. When they say cheap, they mean that the old time opportunities for buying property at one-half to two thirds its actual value have passed away. Everybody, they say, knows the value of a lov as well as they do, and they think they are badly used because they have to keep their money lying unproductive in banks. The general public, however, have no reason to complain of this. Speculators in real estate, like speculators in other interests, are not a very productive or useful class of persons, and their loss is generally-the public gain. We believe that the publication of The Real Estate Circular had very much to do in bringing about this state of things. The publication of all the bona fide real estate sales in it shows every man what the market value of property is, and serves the double purpose of posting the seller upon the amount be should receive for his lot; and the buyer upon the price he should pay, and thus speculators are to a great extent shut out. Previously, however, to the publication of THE CIRCULAR there was no definite means of ascertaining values, for real estate experts frequently differed greatly, and the best of them often had no idea of what portions of the city were most advancing in price, just as they had little idea of the magnitude of our real estate transactions. To illustrate: in the real estate summary for 1866, prepared by us and published in the Alta California, the sales for that year were shown to have amounted to \$43,500,000. This was the double of the sum which any of our real estate operators had estimated the sates at. One thought the amount which changed hands during the year-probably reached two millions of dollars, mother estimated the sum at four millions, and the highest guess placed the sum at seven millions. Now all this is changed. The facts and figures published mouthly by us enlighten those interested in real estate upon all matters connected with real estate transactions, and therefore if they make an unprofitable sale or purchase, or other-mistake, they do so with their eyes open.

DOCUMENT DAMAGED

Real Estate Agents and Their Dues.

In a New York real estate circular, issued by one of the large real estate dealers there, we find some interesting items about a suit brought by him to compel a seller to pay the commission; due for the sale of a house and lot. The owner agreed to take a certain price for it, and pay the agen the regular charges. The latter succeeded in finding a purchaser at the price fixed, but the owner then refused to sell unless the buyer paid the agent's commission. 'This the customer very properly refused to do, and the trade was broken up. Whereupon the agent-sued the owner of the property for the commission be had/lost through the failure of the latter to keep his contract. The case was a clear one, and the ugent obtained judgment for the full amount claimed. In commenting upon this case, ir his circular, he says:

"This is only one case out of many where an owner gives his property to a broker to sell, and is only too anxious to pay a commission if you can procure him a customer, but alas! when a buyer is within-his grasp, how easy it is to forget that he ever made such a promise! There are too many in the world who leave their property with brokers simply with a view of seeing how much they can get for it, and even if the price asked is obtained, then they decline to sell. The owner has withdraw his property from the market at any-time, and also the right to alter his price and terms as often as he pleases, and I never consider it a trouble to comply with such requests. But in the prosecution of my profession, I do not allow any one to rob me of my time or services, and in all similar cases as that reported above, I give fair warning that they will be entrusted to my attorney."

Every word of the above will apply to this locality. Many owners of property here place it in the hands of a real estate agent at a certain price, and when a customer is found for it at the price fixed by themselves, they refuse to sell, either because they childishly imagine that it is worth more or a customer would not be ready to take it at the price asked, or because they are of a grasping disposition, and wish to make the buyer pay the fair business commission which they agreed to pay, and which it is their duty to pay. The rules governing the conduct of real estate agents and sellers here have been allowed to become very loose and indefinite, or rather, have been made so by the number of adventurers who have aftempted to push into the business, and who call themselves real estate agents, but who possess not one solitary iota of the necessary knowledge or business capacity that would entitle them to the name. To get hold of a piece of land to adorn their bare boards, to get their unknown names upon a lot, and to have even the ghost of a chance of a commission placed shead of them, they will resort to all kinds of trickery and unfair dealing toward others in the same line of business. Now, we need not tell business men that nothing is ever made by patronizing such-persons. A real estate like any other commission agent, well earns his commission, when he has had long experience in and full knowledge of his business, and when he brings this experience and knowledge to bear for the interest of a party who places properly in his hands for sale. If he has not these requisites—if he is not master of his business—his services are dear at any scale of commission, for they are worth nothing. Legitimate real estate agents here should be enreful to make clear contracts with parties who place property in their hands; then if either a mean seller or some protended agent attempts to rob them of their fair dues, they should call in the aid of the law to obtain that simple justice which they cannot secure without it.

City Beverages.

The Chicago Times, in congratulating the inhabitants of that city upon the excellence and plenty of its drinking waters obtained from Lake Michigan through the agency of its gigantic submarine tunnel, refers to the costliness of the other water works of the cities of the States compared with their own. The total cost of the Chicago water works to the 1st of January, was \$2,701,294, and that of the other cities of the States are as follows:

The New York water works, which conduct the water a distance of 33 miles, cost \$23,500,000. The Boston water works, which convey the water a distance of 232 miles from the city, cost \$5,500,000. The Brook. lyn water works cost \$5,000,000. The Philadelphia water works cost-\$3,000,000. The Washington water works cost \$2,800,000. The St. Louis water works cost \$1,800,000. The New Orleans water works cost \$1,400,000. The Cincinnati-water works cost \$1,359,000." Thus Croton (New York) is the dearest water drank. Not that the source of flow is so very distant, nor the quality of a chalybeate character, but somehow we never get cheap things. We manage things in such a peculiar manner that, even water, which one would enppose is the common right of man, is almost as costly here as more pernicious liquids.

Law Book on City Titles.

The prespectus of a work on Legal Titles to Real Estate in the City and County of San Francisco, now in preparation by Gregory Yale, Esq., will appear in our next issue.

A. S. GOULD A. S. GOULD.

E. C. LOVELL.

OULD & LOVELL, REAL ESTATE AGENTS, 415 MONTGOMERY ST., near Wells, Fargo & Co., (up stairs.) A. S. GOULD, Secretary South San Fran-Dock Company, Bay View Homestead Association, Gardenville Homestead Association, Oakland View Homestead Association, North San Francisco Homestead

OAKLAND REAL ESTATE, FOR SALE BY E. C. SESSIONS,

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY STREET, San Francisco. Real Estate of every description bought and sold.

Joseph Winterburn & Co., Printers and Electrotypers, 417 Clay Street.

PROPERTY FOR SALE BY CHARLES D. CARTER.

	(All amounts)	LR.
Ш	(All property placed in my hunds for sale is advertised grad	aliast 1
110	a site is autertised gra	lis in th
ni	annexed list.)	-10 6301
he		
	Now House and later to	[-
le	House and based ton reary, near Jones.	-
١d	House and lot on Taylor near California. Half 50-vara corner Jones and Sacramento	\$2,800
16	Half 50-vara corner Jones and Sacramento	\$2,800
	Lot on Leavenworth near Pacific, running back to Burgoyne Place	Pas
r	House and large lot on commercial near Kearny Fifty-vara corner Jacksin and Larkin	600
d	Aligo lot comes Clay and Thomas	**.
in	Large lot corner Clay and Powell. House and 50-yara lot a Lombard near Leavenworth. House and lot on Greet near Powell	
1,0	House and lot on Gran bard near Leavenworth.	. 5
	Fifty vara common Thank and you	1-40
y	Fifty-vara corner Tayler and Green. Lot 30 x 65, corner Dupont and Union, with rear alley. Fine House and large let en Stockton near Filbert. Lot 68% x 100, on Stockton near Filbert, with alley in room	
n	Fine House and leves 14 and Chion, with rear alley.	6,000
	Lot (832 v 100) on Stockton near Filbert	0,000
lY	Lot (83 x 100, on Stockton near Filbert. Two houses and double lot on Taylor near Filbert. Futy-vara on Greenwich near Jones.	*
T	Fifty-yara on figuration on Jaylor near kilbert	
y	House (complete) and large lot corner Stockton and Namel	6,000
	House (complete) and large lot corner Stockton and Newell.	5.000
0	Lot 40 x 1371%, corner Leavenworth and Chestingt	1,500
0 7	City clip lote of and is, on Clay and Commercial	4,000
0	City clip lote of and es, on Clay and Commercial. Lot 45 10-12 x 60, on Francisco near Powell. Fifty-vara corner Hyde and Tyler	10,000
0.	Fifty-vara corpor Hydroxid Polor	I,200
	Fifty-vara center Hyde and Tyler. Fifty-vara (entire or in subdivisions) corner I carrows.	15,000
	Fifty-vara (entire or in subdivisions) corner Leavenworth and Lombard	217,000
1 .	House and lot on el Parell non Mandal de la	- T DAS
ì	Lot on grade on Montgonome was 72 16	· Amount
	House and lot on Thion near Magon to T	4.0663
~	House and lot on Union near Mason, to Kent street in rear	alond.
į	House and large lot on Montgomery, corner Broadway. House and lot on Valpariso near Taylor	17,000
	House and lot on Valparaiso near Taylor	I,200
	SUILIN OF Market Street	-
_	Lot 25 x 25, on Gilbert, year Sixth and Bryant. Three elegant residences, with large lots and fine good for	
	Three elegant residences with lawte but and con-	- 900
	tween Fourth and Fifth Two-lots, each 25 x 75, on Harrison near Sixth	1 77 4
_	Two-lots, each 25 x 75, on Harrison near Sixth Lot 56 x 100, on Howard near Seventh	91 (0)
	Lot 56 x 100, on Howard near Seventh. Two fine dwelling houses on Howard, lot's 25 x 100. Large lot at South Park.	1 1,800
	Two fine dwelling houses on Howard, lots 25 x 100	ie Mi
	Large lot at South Park. L'ine building lots on Mislon near Sixth	4.
	Fine building lots on Miston near Sixth.	6,000
-	Lot on Eighth near Bryant. Lot 80 x So, corner Fifth and Clary	
	Lot 80 x SO, corner Fifth and Clary Fifty-yara corner Gough and Haight	900
The same	Fifty-vara corner Gough and Haight.	-
-	Lot 169 x 280 compan Guerran and Company	
	Lot 160 k v 116 on Fundamental Quinn.	
- 1	Lot 162 % x 116, on Eric rear Mission. Lot 61 x 117 %, on Fair Oiks, corner Twenty-second, alley in rear. Lot 90 x 122%, on Capp rear Nineteenth.	
1	Lot 90 x 1992; on Comment and the rear	7 400
- 1	Lot 90 x 12224, on Capp near Nineteenth. House and lot on Mission near "The Morning Light"	3,000
1	House and lot on Mission, near "The Morning Light". Lot 25 x 75, on Dolores near Sixteenth	1,400
	Lot 25 x 75, on Dolores near Sixteenth. Lot 145 x 85, on Ninet centh, corner Haufford.	
-	Lot 145 x 85, on Ninet centh, corner Hartford. Lot 250 feet on Twenty-second, 130 on Church, and 130 on Vicksburg: thie, U. S. Patent; grade good; view magnificent, within Vicksburg:	U I
1	U. S. Pafant, grant on Church, and 130 on Vicksburg; thie	
ı	Albert Change in the control of the	
r	Market Street cars; for sale as a whole or in subdivisions.	4,000
1	Railroad Depot	-1000
+	Fractional Block &t Dotman and the	15,000
	Lots in PACIFIC SAVINGS AND HOMESTER PRICE.	2,200
1	Noc. Park Jersey Catter Towns I AND ASSOCIATION, fronting on	1, 1)
1.	Lot 30 x 80-corner Calan Chart and Chipper, and Elizabeth Streets.	
	Lots in Fairmount Hannestond	1,100
	Lots in San Miguel Homesteed	Present.
	Lots in Gift Mans Nos 3 and 1	1 10
	New and beautiful house of 5 rooms, and lot 26 x 122 %, on west side Treat	
ŀ	avenue near Twomas Alicel and A 12279, On West Side Treat	24.
	Lot 25 x 113 on Puenda Warmen, will and pump, and woodshed.	2,100
	Lot on Hampshire street and Sometime to the stre	2
	Lot on Hampshire street and Serpentine avenue, 171 feet on Hampshire street and 233 feet on Serpentine avenue, in collection that the street -	- J. J.
	The strong of the strong stron	1.00
	- Western Addition	1 1 111
	Alail Du-Vara lot on Designation Later of the	1.5
	Fifty-vara corner Gough and Clay, opposite Lafayette Square Two cottages and large lof on north side Page 1967 Frankling	11
	Two cottages and large lot on north side Page, near Franklin	0.000
	Large lot corner Fulton and Devisadero. Fifty-vara with three houses, corner Washington and P. I.	3,800
	Fifty-vara with three houses, corner Washington and Polk.	10.000
7	Fifty-vara corner Jackson and Franklin. Lot corner Laguna street and Myrtle avenue	10,000
	Lot corner Laguna street and Myrtle avenueLot 55 x 137 %, on Pine, near Broderick	and con
	Lot 55 x 137 %, on Pine, near Broderick. Lot 55 x 137 %, north side California near Broderick	- min
	Lot 53 x 137 %, north side California, near Broderick. Large Lot on Webster, Fell and Hayes street.	600
	Large Lot on Webster, Fell and Hayes streets.	800
	F 70 10	1

Large Lot on Webster, Fell and Hayes streets...... 5, 10 or 20 Acre Tracts of Beautiful Land at Menlo Park, Near the railroad, terms easy

800 Acres at Menio Park.

THONEY TO-LOAN ON GOOD CITY PROPERTY, BY THEnortheast corner of Market and Montgomery streets. President, M. D. Sweeny.
Vice President, C. D. O'Sullivau; Trustees: M. D. Sweeny, C. D. O'Sullivan, John
Sullivan, R. J. Tobin, M. J. O'Connor, P. McArau, Gustave Touchard, T. J. Broderick,
Potén Dorolute. (Pressurer, Edward Marking, Attention, Palaband, Palaband, 161) Peter Donalute. 'Treasurer, Edward Martin: Attorney, Richard Tobin. Remittances from the country may be sent through Wells, Fargo & Co's Express. Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

THE BANK OF CALIFORNIA, SAN FRANCISCO. CAPITAL, 83,000,000 Dr. O Mills President; W. C. Ralston, Cashier. Agents in New York, Messes. Lees & Waller: in Boston, Tremont National Bank; in London, Oriental Bank Corporation. Letters of Credit issued, available for the purchase of Merchandise for sale on the Atlantic cities, drawn direct on London, Dublin, Paris, St. Peters urith, Amsterdam, Hamburg, Bremen, Vienna, Ioipsic, Sydney, Melbourne, Yokohama, Shanghac, Hong Kong, and Frankfort on the Main.

BROOKS & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINERS Francisco. Searches made in other counties.

San Francisco Real Estate Circular.

\$1.00 PER YEAR.]

FOR THE MONTH OF MAY, 1868.

[SINGLE COPIES 10 CENTS.

No. 7.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET.

ALES	FOR	THE	MONTH	OF	MAY.	25	

showing the Number and Value of Soles of Real Estate, made in all Sections of the City and County, in May, 1863.

de showing the number of Societies, Insurance Comments of May, 1868.	ompanies and Priv	en and Releases made by Lod Private Individuals, during the RELEASES.	
- MORTGAGES.		RELEASES.	

MORTGAGES AND RELEASES.

occ, Section.	No. of Sales.	Amount.
Mr. Varas.	58	\$386,599
ne Hundred Varas.	71	435,850
City Slip and Water Lots	20-	327,333
buth Beach	Jih .	61,100
Potrero	16	25,135
fission Addition	-ī16 ·	349,254
Vestern Addition		-162,093
Innestead Associations.	-50 -	48,414
608,1 Outside Lands	34	_ 281,277
Tax, Black Mail and Skeleton Titles	81	27,207
	-522	\$2,107,283

Our table of transactions for May exhibits a very healthy spirit, without that fincture of inflation noticeable, during the past three months. The total sales for the month reach 522 in number, and \$2,107,253 in amount As compared with last month, there is a falling oil in the amount of money which changed hands of \$257,934. The cause of this falling off is due to the absence of many of our business men in the interior of the State, and the usual decline at this season of the year. In May, 1867, the sales aumanted to \$1,452,330-a difference of \$354,893 in favor of the same mouth this year. The speculative faror of buying today and selling fomor row has materially fallen off, while the demand for business property and hopertend lots continues active. Property in the 50-vara section has not been actively dealt in, but holders are unyielding in regard to prices. Inquiries for homestead lots at the Mission and in the Western Addition are numerous. Sales at the Mission amount to \$112,709 more than in April. The prospective Park-gives a clurm to the region that surrounds it, and a large number of lots on streets directly east have already changed hands. Soon the neglected acres lying to the north and south of it will be fashioned into building lots. Bodleyards and avenues of a bold and beautiful character will be designed, each having its terminus in some attractive

Sales in the City Slip and Waler Lot sections number eight more than in April and \$39,580 more in amount. -Purchasers of lots in homesteadaccellations are about the same in samount as last month, but 13 less in number. The amount of money which changed hands for Outside Lands is \$143,333 in excess-of April, - Transactions in South Beach property have improved 7 in number and \$46,300 in the amount which changed hands. Quite a number of fletilious sales took place during the month, in which large sums tigared; and several transfers of property occurred in which no money changed hands. All these transactions are carefully ex-

The property known as McFadden Block, on Market-street, opposite Mongomery, 689-12 by 137 1-2 teet, sold for \$114,000. Inside let, same size, immediately in the rear, having no frontage on a street, and without dements, sold for \$30,000.

In the 27th of May, Maurice Dore & Co. sold 160 acres at Menlo Park abprines fanging from \$230 to \$650 per acres

The Visitacion Ranch purchase, comprising 4,500 acres, noted in our April issue, has a frontage of two miles on the Bay, running back to the County road. The Visitacion Land Company filed a certificate of incorporation on the 30th. Capital stock, \$1,200,000, in 60 shares of \$20,000 enche Duration fifty years. San Francisco Trustees: Charles D. Carter, Romain. Bayerque, Samuel L. Theller, James L. Bhikie and A. J. Bryant. he corporators consist of the above trustees; together with the following entlemen, to wit: J. G. McCullough, W. Hayes, John S. Lutz, John Huhng John R. Jarboe, C. J. Brenham, S. F. Butterworth, Wm. Sherman, J. Napthaly, Chas. B. Jennings, Millard Hodges, R. B. Fordham, S. P. Elliot and J. T. Boyd,

	MORTGAGE		RELEASES.					
<u> </u>	By whom taken:	No.	Amount	By whom released.	No.	Amount.		
	Private Individuals	70	\$210,274	Private Individuals	96	\$319,708		
-	Hibernia S. & L. S'y.	70	418,800	Hibernia S. & L. Sy.	35	122,300		
	Clay Street do.	30	110,784	Clay Street do.	10	43,825		
-	French do.	6	- 95,500	French do. 3	5	18,221		
1	Building & Loan Socy	31	19,554	Building & Loan Soc'y	33	37,748		
	Odd Fellows' do.	8	21,450	Odd Fellows' - do.	1	2,300		
	San F. Savings Union.	.15	34,700	San F. Savings Union.	5	8,000		
	F'man's Fund Ins. Co		••••	F'man's Fund Ins. Co	_1	15,000		
	San Francisco do.	. 1	500	San Francisco do.				
	City Bank,	4:	2,193	City Bank	1	300		
-	Occidental Ins. Co	4	12,000	Occidental Ins. Co	1	7,000		
t	Pacific do.	G	17,300	Pacific do.	5	20,500		
t.	Merch. Mut. Marine	1	8,500	Merch. Mut. Marine	1.,			
d	Germania S. & L. Sy	14	42,016	Germania S. & L, S'y				
8 0		500,	\$996,570	-7,	.498	\$594,902		

Twenty-seven less mortgages were given this month than last, and the amount of money represented \$36,408 less. Twenty-four more releases were made, amounting to \$55,439 more than in April. The above tableshows a difference between mortgages and releases against the latter of 62 in number, and \$401,663 in amount. Sixty-two mortgages, amounting to \$371,566 were given in May, to secure deferred payments on property purchased. The money market continues casy, and low rates prevail. Long time leans on real estate are negotiated at 10 @ 12 per cent. per annum. The tendency, we are glad to say, is downward.

Blackmail Land Arrangements.

It will not be disputed by any one conversant with the history of land titles in San Francisco, that three-fourths of all the actions in ejectment, brought in the different Courts of the city within the past ninety days, have been instituted for the purpose of blackmail. Fraudulent pretenders hope, by such means, to worry bona fide owners into a compromise, whereby they may obtain a trifling sum of money. Men have made this sort of business a calling for years, and such abuses tend greatly to retard the progress of our city. Few of these shadowy pretensions have any merit, and will not, therefore, be prosecuted. However recure one may feel in his title, he will suffer annoyance so long as fraudulent claims hang over his property. By pressing these actions to a conclusion, the owner is relieved from the intended annoyance, and the black-mailer compelled to payeosts for his reward. The Van Ness Ordinance, the Acts of Congress of July 1st, 1854 and of March, 1865, generally settled land titles in the city and county of San Francisco; Order No. 800 of the Board of Supervisors and the Act of the last Legislature being the final, full and complete settlement of them.

City Reservations.

Since our last issue, the Outside Land Committee of the Board of Supervisors have selected a large number of school lots and sites for engine nouses in the Western Addition, and on the Potrero Nuevo. Two reports have been made on the much vexed question of a public park, each recommending the same location, but differing materially as to boundaries and quantity of land required. The people will have an opportunity of criticising their reports for the next thirty days, when we trust the Board will finally act upon the matter, and, doubtless, for the best interests of

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM APRIL 26th TO MAY 25th, 1868, INCLUSIVE.

[Note.—In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]

	given.]	sales al	re
	North of Market Street.	Legis	_
	Southeast corner Davis and Washington, water lots 508 and 509.	\$ 55,41	16
4.	East blue Front, whier lots 2 and 7, and undivided 73 % feet 100 in lot g	98 00	00
	East side Front, 68% feet south of Sacramento, south 22 8-12 x 97%. West side Sansome, 29 feet north of Sacramento, north 29 10%-12 x 100	$\frac{21,01}{39,00}$	
	NORTHWEST COINER BEATHY and Greenwich, west 58 v 75	1 90	
	East side Dubont 134 left north of Post south 50 x 69	15 00	00
_	West side Dupont, 86 feet south of Jackson, south 18 ½ x 100. East side Dupont, 137% reet south of California, north 20 x 50.	12,00	
	West side of Dubont, 101% feet north of Bush north 20 v 2837 "-	- 5 OO	
	DOUGHWEST COFFIER STOCKTOR Shitt Greenwich south 1122 v 70	1000	
	West side Stockton, $42\frac{7}{3}$ feet south of Greenwich Scruth 25×70 . East side Stockton, $92\frac{1}{2}$ feet south of Union, south $20 \times 57\frac{1}{2}$.	4,00	
	Last Sigu Powell, 115% lest north of California, north 99 y La	5 (10)	
	East side Mason, 58 feet north of Union, north 40 v 9744 subject to long	9.00	
_	West side Mason, 61 feet north of Clay, north 61 x 60 East side Taylor, 46 feet north of Sacramento, north 23 x 80	2,50	10 =
	Northeast corner Jones and Francisco, Talvara	4 10	
_	West side Jones, 1122; Jeet South of O'Farrall south 9.43; v 7112	0.40	
	Northwest corner Leavenworth and Ellis, north 94 v 57	0 66	
	Southeast corner Hyde and North Point, 50-vara, who northeast corner Hyde and North Point, 50-vara.	0.00	
	and North Point, 50-vara. North side Francisco, 91% feet east of Powell, cast 45 10-12 x 137 %, subject	6,00	U
	South side Lombard, 246% feet cast of Powell, east 20 x 60%		
	NOTH BIGG JUCKSON, 144 % ICCL CASE OF DIDONE, CASE 48 7 k-19 west 75 7 k-19	4,100	
	south 68 9-12, cast 7, south 68 9-12	1900 000	0
	South side Jackson, 84 feet west of Stockton, west 21 % x 75. South side Washington, 117% feet west of Powell, south 57% x 20.	45 12774	8
	Bouin side Clay, 90 feet west of Montgomery, west 9837 x 503;	91 966	0_
	South side Commercial, Delween Dribum and Fast City Sup lot og	2 050)
	South side Sacramento, 65% feet west of Davis, west 30 x 130. North side Sacramento, 85 10-12 feet west of Mason, west 51 8-10 x (0.)	13,500)
	North Side Sacramento, Detween Drumin and East City Sharlot 57	2,800 4,250	
	North Side Sacramento, Detween Drinnin and Fast City Sin lote to and too	7,500	
	Southwest corner California and Taylor, 60-yara. Southeast corner California and Larkin; south 29½ x 87½.	10,000	
	South side Cantornia, 143 8 %-12 feet west of Battery west 80 v so	2,000	
	NORTH SIGO BUSE, 157 % Teet east of Sauspine, east 10 v 80	59,000	
	South side Bush, 137% feet west of Jones, west 22 11-12 x 137%.	8,000	
	North side Sutter, $24\frac{1}{4}$ feet cast of Leavenworth, north $68\frac{3}{4} \times 25$. North side Sutter, $62\frac{1}{6}$ feet west of Hyde, west 25×50 , sold in May, 1867 , for	e. 3,000	-
	52.000. resold for	2,100	
	South side Sutter, 68% feet west of Polk, west 68% x 120	5,000	
	South side Post, 137 % feet west of Hyde, west 25 v 137 %	18,000 $2,225$	-
	South Side Post, 110 left West of Montgomery west solves	-17,000	1
	Northwest corner Geary and Leavenworth, 50-yara North side Geary, 220 2-12 feet west of Dupont, west 22 11-12 x 60.	20,000	
	NOTHERST COTHER O'T' arrell and Taylor cast 901; v 701;	7,000	
	ATOMAN BRUG O FORICH, 101 M TOUL WEST OF SHORETON WEST BUY 137 12	10,000	
	South side O'Farrell, 137½ feet west of Jones, 50-vara. South side Ellis, 137½ feet east of Jones, south 137½ x 27½.	15,000	
	North Side Ellis, 3 th feet east of Jones, east 55 v 874.	8,500. 9,000	
	Southwest corner, Stenart and Howard, west 25 10-19 v 24	9,000	
	East side Spear, between Howard and Folsom, and west side Stenart, between Howard and Folsom, water lots 748, 753 and 754.	20,000	
	East 8100 Fremont, 218% feet north of Harrison north 963; y 1274	5,000	-
	Southwest corner Market and Ainth south conv. 20	29,500	-
	Southwest corner Market and Eleventh. 100-vera. South side Market, between First and Fremont, water lot 279.	88,500 45,600	
	South of Market Street.	10,000	-
	West side Second, 163 feet north of Harrison, north 25 x 156	10,000	1
	West side Fourth, 168 feet south of Brannan, south 24 x 100. West side Fourth, 144 feet south of Brannan, south 24 x 100.	-5,450-	+
	West side Fourth, 120 foct south of Brannan, south 24 v 100 also couth Bran-	5,350	1
	Ban, 125 feet west of Feurth, west 50 v 190	10,425	1
	West side Fourth, 96 feet south of Brannan, south 24 x 100. West side Fourth, 72 feet south of Brannan, south 24 x 100.		
	West side Fourth, 192 feet south of Brannan south 48 v 100	5,350 $12,750$	-
	Southeast corner Fifth and Townsend, south 137 4 x 45 10.19	6,500	-
	West side Fifth, 115 feet south of Folsom, south 25 x 75. North side Sixth, 200 feet north of Bryant, north 50 x 20.	5,000	1
	East side Seventh, 30 feet south of Bryant, south 25 x 80, sold in February	7,000	
	1867, for \$1,000, resold in October for \$1,550, now sold for	1,850	+
	25. north 86 h	1,800	1
	South side Fifteenth, 215 feet west of Hooward, west 30 v 80	1,500	
	North side Fifteenth, 308 tect west of Howard, west 22 x 20. Northeast corner Mission and Eighteenth, east 122 \(\frac{1}{2} \) \(2,200	
_	Northeast corner Mission and Spear, water lots 638 and 639	2,750 38,000	
	East side Mission, 245 feet south of Twentieth, south 20 v 199%	1,100	1
	East side Mission, 110 feet south of Seventeenth, south 50 x 12232 North side Mission, 205 feet west of Sixth, west 25 x 85.	2,000	
	South side Mission, 225 feet west of Eight west 70 v sa	3,000 16,375	+-
	East side Mission, 265 10 %-12 feet south of Twelfth, southwest t29 southwest		1.
	140, northeast 137 %, north 80 ° west 139 %. Northeast corner Howard and Sixteenth, east 65 x 140.	9,500	
	Northwest corner Howard and Seventh, west 50 x 90	7,500 10,500	
	Southeast corner Howard and Seventh, northeast 25 x 100	12,000	
	West side Howard, 100 feet south of Eighteenth, south 45 x 122 %. West side Howard, 250 feet south of Eighteenth, south 60 x 122 %	3,400	-
	East side Howard, 25 feet north of Twenty-first, north (a) x 100	5,000	
	South side Folson, 50 feet west of Fifth, west 25 x 90	3,600	1
	South side Folsom, 200 feet west of Eighth, west 25 x 20	1,850 2,750	
	South side Folson, 195 feet west of Seventh, south 90 x 30	8,000	1
	North side Folsom, 125 feet east of Sixth, east 32 x 80. North side Folsom, 55 feet west of Sixth, west 25 x 75.	7,600	1
	West side Folson, 275 feet north of Twentieth, north 60 x 1994	5,000 2,900	
	West side Folsom, 170 feet north of Twenty-fourth, north 20 x 122 1/2	1,250	1

East side Folsom, 250 feet north of Precita Place, south 25 x 100.....

Northeast corner Harrison and Twenty-fourth, east 50 x 104. South side Harrison, 300 feet east of Fourth, east 85 x 25.

North side Harrison, 180 feet east of Tenth, east 25 x 95....

_		_
5	North side Harrison, 35 feet east of Tenth, east 25 x 95. South side Bryant, 199 feet east of Fourth, east 25 x 80.	
у	South side Bryant, 254 feet east of Third, east 22 x 80 South side Bryant, 209 % feet east of Third, east 20 x 80. West side Bryant, 120 feet north of Twenty-third, north 26 x 100	-
0	North side Brannan, 100 leet west of Fourth, west 25 x 80	
-	South side Brannan, 500 feet west of Fourth, west 25 x 120.	. 5,
60	South side Brannan, 175 feet west of Fourth, west 25 x 120 North side Bluxome, 125 feet west of Fourth, west 25 x 120	. 2,
9	North side Bluxome, 220 feet west of Fourth, west 25 x 120	. 1,
0	North side Bluxome, 150 feet west of Eourth, west 55 x 120. Northeast corner Seventeenth and Second Avenue, east 60 x 90.	3,4
0 0	North side Seventeenth, 150M feet west of Church, west 101% x 125	2,2
)	west 90, south 25, cast 60, south 9. Northwest corner Twenty-second and Shotwell, north 65 x 12216, sold in	2,3
)	March for \$3,750, now sold for. Southwest cerner Twenty second and Columbia, west 150 x 104	4,0
)	North side Twenty-third, 500 feet east of Guerrero, east 25 x 114	4,0
)	North-east corner Twenty-fourth and Church, north 25 x 101	1,0
)	Southeast corner Twenty-sixth and Bartiett, east 25 x 75	8
)	West side Valencia, 180 feet north of Seventeenth, west 88 x 29 5-12.	3,0
)	East side Valencia, 92 feet south of Sixteenth, west 88 x 30. East side Valencia, 85 feet south of Twenty-sixth, east 125 south 104 2.10	9.01
)	West side Guerrero, 240 feet south of Fifteenth, west 13436, northwest 20	2,00
)	east 139, south 30; also west side Guerrero, 200 feet south of Fifteenth, west 140, soutcast 11, east 159, north 10.4.	1,2
	East side Dolores, 59% feet south of Sixteenth, south 25 x 75 East side Dolores, 220 feet south of Twentieth, north 55 x 125	70
	East side Castro, 75 feet south of Lighteenth, south 25 x 125. East side Hampshire, 282 k feet south of Twenty-bill, south 24 x 100.	40
-	West side Shotwell, 257 feet south of nineteenth, south 40 x 100. East side Shotwell, 130 feet south of Twenty-Efth, south 65 x 115.	-1,60 1,50
	East side Shotwell, 15 feet south of Twenty-fifth, south 65 x 115. East side Shotwell, 266 feeth north of Twenty-fourth, north 30 x 122½. West side Capp, 179 feet south of Nineteenth, south 37, x 122½, subject to mort	
	West side Chattanooga, 100 feet north of Twenty-fourth, west 100 x 22 West side Chattanooga, 64 feet south of Twenty-fourth, south 25 x 100	. • 40
	- Western Addition,	_ 20
	Southwest corner Larkin and Tyler, west 87% x 24. West side Larkin, 63.8%-12 feet south of Washington, south 24 x 187%	1,80
_	West side Larkin, 48 feet south of Tyler, south 24 x 87%	1,80
	West side Larkin, 95 feet south of Tyler, south 24 x 80 West side Polk, 67 4 4-12 feet north of Sagramento, north 68, west 73 south	1,80
	Northwest corner Van Ness Avenue and McAllister, 50-yara, sold in March	4,00
	West side Van Ness Avenner 93 for t south of Geory, south 95 x 100	13,000
	Fast side Van Ness Avenue, 105 814-12 feet north of Clay, north 22 x 109 434-12 Southeast corner Octavia and Filbert, 50 vara.	878 - 2,550
	Southeast corner Buchanan and Chestnut, west 110 x 120. West side Buchanan, 187 & feet south of Haight, south 25 x 197 4.	920
	F East side Fillmore, 102 feet south of Hay(s, cast 94, south 162 west 49, west 87, north 48. East side Steiner, 179 2-12 feet north of Tyler, north 41 3 x 137 16.	1,000
	Southwest corner Scott and Geary, south 55 x 96 k	900 1,700
	West side Broderick, 165 feet north of Pest, north 27 ½ x 110	1,000
	Northeast corner Green and Fillmore, north 85%, south 5° 15 cast 76 0 %-12,	375
-	North side Pacific, 37 feet west of Filmore, west 68 x 127 84-19	1,500 1,500 1,425
1	Northwest cerner California and Cometery Avenue, west 315 1 8-12, north	5,665
	South side Bush, 13716 feet west of Brederick, west 271, v 19712	5,500 550
-	North side Sutter, 1371/2 feet west of Polk, west 401/3 x 179. North side Post, 1371/2 feet west of Larkin, west 1371/2 x 120.	5,500 9,750
	North side Post, 27% feet east of Devisadere, east 110 x 110. South side Post, 220 feet west of Larkin, west 25 x 120.	2,475
-	North side Genry, 35 feet east of Brederick, east 50 x 127 1/2. North side Genry, 165 feet west of larkin, west 2734 x 120.	1,000 2,100
-	North side Geary, 175 feet west of Pelk, west 55 x 150, subject to mortgage South side Geary, 8716 feet east of Taylor, east 25 x 13716 North side O'Tarrell, 12316 feet west of Scott, west 2714 x 13716	3,750
	Same as last described. Southwest corner O'Farrel and Gough, 50-year, sold in March for \$5,200, now	730 800
	Southwest corner O'Farrel and Polk, 50 yara, sold in-March for \$8,500 regold	5,500
-	North side Flus, 138's feet west of Webster, west 45 x 100	11,000 1,000
	South side Lins, 87 & feet west of Jones, west 50 x 137 kg	3,500
	North side Fulton, 110 feet east of Buchbnan, east 55 x 120	1,800
	\$5,600, now sold for. South side Heyes, 165 feet west of Legium, west 27% x 120.	7,500 975
	North side Oak, 71 % feet cast of Buchbuan, cast 55 x 120 Northwest corner Haight and Steiner, west 137 %, north 197, cast 137 %, south	3,200
	187%, sold in March last for \$3,750, how resold for	4,200
	North side Jessie, 422 feet east of Fourth, east 23 x 80 South side Jessie, 300 feet west of Fifth, west 25 x 70	2,450
	North side Jessie, 225 feet west of Sixth, west 42 x 75	2,120 1,000
	South side Welsh, 175 feet west of Fourth, west 25 x 80. North side Freelon, '510 feet west of Third, west 20 by 80.	1,050
	South side Freelon, 145 feet west of Zoe, west 20 x 80	1,600
	Northeast corner Jersey and Castro, east 80 x 114	700 500
	Lot 5, Block O, Pacific Savings and Homestead Association Lots 12 and 13, Pacific Savings and Homestead Association North Side Silver 2014 (6) the condense of Second and Association	550
0	North side Silver, 324% feet west of Second, west 22 x 70. North side Stevenson, 200 feet cast of Seventh, west 25 x 75	4,000 2,800
	· · · · · · · · · · · · · · · · · · ·	4-

South said stevenson, not received to neverth, cast 29 x 10.	2,420
South side Stevenson, 75 11-12 feet west of Twelfth, west 75 x 100,	2,600
South side Stevenson, 275 feet east of Eighth, east 25 x 75	1,000
South side Stevenson, 485 feet west of Sixtle, west 20 x 100	2,550
Lot 2, Block 82, Central Park Homestead Association	1,000
Lot 103, Block 165, Central Park Homestead Association	• 600
Lots 9 and 19, Block 96, Central Park Homestead Association	1,890
Lot 91, Block 185, Central Park Homestead Association	150
South side Cleary, 475 feet west of Fifth, west 25 x 80	1.300
West side Geneva, 192% feet south of Brannan, south 27% x 64	1,800
West side Priest, 771/2 feet south of Washington, south 20 x 50	725
South side Tehama, 275 feet west of Fifth, west 25 x 80	2,500
North side Teinama, 385 feet east of Ninth, east 20 x 75	2,000
West side Tehama, 225 feet north of Norwich, west 80 x 25	, ,
South side Minna, 197% feet cast of Seventh, cast 25 x 80	-300
South side dinner 100 for west of Sixth wast 20 20	1,200
South side Alinna, 100 feet west of Sixth, west 25 x 80.	3,200
East side Minna, 215 feet north of Fifteenth, north 25x80	530
East side Russ, 110 feet north of Folsom, cast 100 x 50.	-C,500
South side Elizabeth, 125 feet west of Vicksburg, west 25 x 100	300
South side Henry, 80 feet east Castro, cast 25 x 115.	200
East side Hanford, 225 feet south of Eighteenth, south 25x 125	425
Lot 72, West End Homestead Association	300
Lots 15 and 10, West Find Homestand Association	600
North side Clementina, 362 is feet east of Fourth, east 25 x 80	9,000
North side Natoma, 125 feet east of Seventh, cast 25 x 75	-2.850
South side Natoma, 452% feet west of Second, west 40 x 80	-5,850
South side Natoma, 42 % feet west of Jane, west 20 x 80	5,500
North side Natoma, 140 feet west of Eleventh, west 25 x 80	800
Block 9, Tract A, People's Homestead Association	
South side Perry, 450 feet west-Fourth, west 25 x 80.	5,000
South File Lety, 200 feet west 1 Onlin, west at Action	3,000
South side Perry, 275 feet east of Third, cast 150 x 75	7,000
Lot 4, Black 64, University Mound Sarvey	500
Lots 3 and 4, Block 26, University Mound Survey	1,000
Lot 3. Block 1, University Mound Tract	600
North side Fifth Avenue, 87% feet east of Harrison, east 25 x 75	1,025
Lots 207 and 208, Cobb Tract	300
West side Vincent, 77% feet north of Green, north 53% x 20	1,450
Lot 25, Tourth purchase San Francisco Homestead Association	650
Lot 56, fourth purchase San Francisco Homestead Association	- 850
East side Harriett, 176 feet north of Sixteenth, north 25, cast 9114, south 25.	
west 92.	-1,450
Lots 143, 145, and 147, Gift Map 2	150
Lot 2, Block 2, West End Map 2	300
Lots 1081 and 1086, Gitt Map 3.	250
Lots 2 and 3, Block 541, California Homestead Association	
Lots 8, 9, and 10, Block 540, California Homest ad Association.	650
Lots 8, 2, and 10, fine a lin, cantornia nomes: ad Association	915
Lots 166 and 168, Gift Man Leady	150
Lots 3 and 4, Washington Homestead Association.	700
Lots 12 and 13, Bleck 188, S. S. F. Homestead Association	690
Lots 186 and 187, Red House Tract	3,300
Lets 1, 5 and 18, Block 303, Haley Tract	1,200
Eight lots, Nos. 21 to 28 inclusive, Block 231, Haley Tract	1.800
Lots 24 and 25 Cosmopolitan Homestead Association.	700
Lot 9. Cosmopolitan Homestead Association,	500
Lot 6, Block 296, and Lot 11, Block 439, Golden City Hom	509
North side Valparatso, 6814 feet east of Taylor, east 23 x to	1,200
West side Pennsylvania avenue, 175 feet north of Butte, north 75 x 100	000
The state of the s	000
	1
Line of Improvements.	-

It is anticipated that a strong effort will be made to infinte the price of real estate beyond all former precedent, so soon as the Pacific Railroad draws near completion. It will be urged that the flood of immigration from that source will justify such an advance. To some extent, real es--state-will-undergo-n-legitionate-rise-in-value; -but-this mist-obtain-principally in-favored localities, and those preeminently suitable for business operations. Lots have already been disposed of in Oakland at exorbitant prices—more than they will really be worth for several years yet to come—on the unsubstantial theory that "Terminopolis" must carry off the business palm from San Francisco. Shrewd, keen men have not been backward to feather their own nests, and dispose of their otherwise moderately valuable property at big prices, by cunningly lostering this delusion. It is andeniable that land has been disposed of in Oakland at \$400 per acre, in localities altogether out-of the way, when lands along the Bay of San Francisco, only a few miles from the heart of the city, and in the most eligible localities for business purposes, were offered for \$150 per acre. A glance at the map emust satisfy every thinker, that business is rapidly pushing its way towards the southern portions of the city. Nearly-all-theimprovements made are in that direction. The city is going south, and the fine is near at hand when water lots along the Bay shore, southerly, must be in demand; and the lands lying back of these will receive a corresponding advance in Value. The system, recently adopted, of selling ats, to be paid for in monthly instalments, is doing a great deal of good. Many persons, not heretofore given to economy, have been induced by the easy terms offered to invest a portion of their carnings in the gradual nequisition of real estate. This must necessarily eventuate in rendering them Comparatively independent, and inculcates in a pleasing manner habits of economy and thrift; and will also add greatly to the value of all real estate, and the public revenues. ..

Tide Lands.

Wonder, in certain quarters, has been expressed, why the Tide Land Commissioners, appointed nearly two months ago, have not yet gone to work. The explanation is, that the original draft of the Farish Bill-provided that the Act should become law immediately after its passage. Through some inadvertency or design, the section declaring such provision was lost in the passage to and fro, between the two Houses of the Legislature, of the bill for amendment. Under a mistake, the Governor appointed Commissioners promptly, and the Commissioners qualified. Subsequently, it was discovered that no law existed. Under the Constitution, a bill thatcontains no provision as to the time when it shall go into effect, becomes a law sixty days after its passage. The fixty days having expired, the Farish enactment is now a law.

Business on the Potrero and at Bay View.

Business and population in San Francisco are constantly tending with increasing acceleration to the southward. The construction of the Mission Bay and Islais Creek bridges, and the enterprise of running horsecars through to Bay View, have had the effect to draw, with considerable earnestness, the attention of both capitalists and small purchasers of homesteads to the Potrero and the beantiful country beyond. All is activity in that portion of our city. On the Potrero there are three shippards, all generally doing good business. Just at the south end of Long Bridge is Mr. Patrick Tiernan's, on whose ways are now a large and magnificent ferry steamer, built for the San Francisco and Oakland Railrond Company, and a propeller and barge, intended for service on the upper Sacramento. The steamer, with full-steam up, is expected to be launched on Wednesday next at high water, and to proceed at once, with invited gnests, on an excursion. Mr. Owens' yard is at present idle, and Mr. North's, on which quite a fortune has already been expended, is undergoing repairs, though a steamer, the Gem, is on the stocks. Next to Mr. Tiernan's yard is a match factory, that year in and year out is in opera tion. A little to the south of the match factory, the Pacific Glass Works furnaces, under the control of Messrs. Bennett & Co., who have some fifty men and boys in employment, are in full blast. To the west, on the Mission road, are two-flourishing tan-yards, one of which, in the hands of a Virginia City capitalist, is to-be enlarged to very extensive dimensions. Near by, the California Pioneer Fuse Manufacturing Company are prosperously engaged in manufacturing an article for blasting in wet ground, or under water- Near North's shipyard, the San Francisco Rolling Mills, with their great two-ton trip hammer, are at work incessantly, turning out shafts, anchors and cast iron articles of various descriptions. Beyond the cut on the hill which separates Mission Bay from Islais Creek (and which, it is expected, will again be open for travel on July 4th), is the San Fraucisco Cordage Company, owned by Messrs. Tubbs & Co., which furnishes labor for about 150 men. A telegraph line has, within a few days, been extended by way of Long Bridge to the establishment. Close by is a stave factory, recently built, which gives work to about twenty-five or thirty men. Near at hand, is a new mattress factory. Beyond, at the southern extremity of Islais Creek bridge, is a large sash and blind factory, carried on by an association of eight-hour carpenters. Eastward, at Hunter's Point, the splendid Dry Dock, under the engineering skill of Mr. Von Schmidt, is rapidly approaching completion. With business, population is also steadily setting in towards the Potrero and Bay View. Real estate, wherever a clear title can be given, is active; and Bay View in particular, where a year ago there was not a house, now begins to assume the appearance that has for some time characterized the Potrero-of a wide-spread and flourishing village. At the mouth of Islais Creek, far to the east of the settlements, is the site of acres of tide land; granted by the Legislature to the butchers, for their abattoirs.

Wheat Crops of 1867 and 1868, and Railroads.

During the year 1867, from January 1st to December 31st, we received from all sources 470,333 barrels of flour, and 6,003,676 sacks of wheat; and we exported diving the same period 519,309 barrels of flour, and 4,659,285 sacks of wheat. The entire wheat crop for that year is estimated to have been about 13,000,000 bushels, which, at the prices obtained, and added to the value of our other farm products, exceeded the yield of gold and silver by some \$12,000,000. The crop for 1863 has been variously estimated from twenty-five to thirty millions of bushels; probably, the first figure will be found the most correct. It is daily becoming more evident that our farm products are fast taking precedence of our mineral yield, and present inducements to immigration far outweighing those offered by mining. Strong efforts are being made to bring our great grain-producing valleys nearer to market, by opening railroads. San Francisco being the only port of all California, Nevada, Arizona, Idaho; and other inland territories, and the only one on which Oregon can depend, must be benefited in exact proportion to the growth and prosperity of all her tributaries; and the grain product, for the last two years, has stimulated immigration, -to-a much greater extent than formerly. The value of real estate in this city must necessarily depend upon the prosperity and population of all its agricultural, mining and manufacturing connections, as they furnish the only ground for its permanence and stability.

We cannot too soon begin our connections, by rail, with all the great valleys and adjacent. States and Terrifories, of which this city is the only-commercial outlet; and, as an incentive to such enterprise, we give the following data in regard to the earnings on thirteen of the leading Eastern roads, which, in 1863, amounted to \$53,671,684 in the aggregate, and in 1867 the earnings on the same roads rose to \$92,875,982, being an increase of \$39,204,293. Of these, the Chicago and Northwestern and Reading roads show the greatest advance. In four years, the former rose from \$4,500,000 to \$11,582,343, and the latter, in five years, from \$4,088,837 to \$10,637,124. These results should offer a sufficient incentive to our expitalists to go and do likewise, especially those who have large real estate possessions in this city.

Montgomery Street Extension.

The Montgomery Street Extension Commissioners have completed a survey as far as Third street, and are progressing as fast as the complicated nature of their duties will permit.

Rallroad Extension.

Howard street has been graded from Center to Twenty-second: ties and rails are on the ground for extending the railroad to Twenty-fourth street.

Tenement Houses.

It seems impossible that we can escape a general advance in the rents of dwelling-houses, during the next two years. With the exception of owners who build private houses for their own occupation, comparatively few lot owners are erecting dwelling-houses. The reason assigned for this is, that the renting of private houses-particularly on main streets, where the ground is dear-does not pay more than six to eight per cent. per annum. Private houses, landlords say, are frequently unoccupied; and, even when occupied, tenants, they say, are never done wanting this, that or the other repair or improvement made. The rule adopted by nearly all of them now is, to make no improvement and no expenditure for temants., "Rather let them leave," say they; and leave they frequently do, to the injury of the landlord's pocket and house, and their own

This state of things is not desirable. As land' advances in price here (which it is doing almost monthly), fewer and fewer persons will be able to own their own houses and lots; yet all classes must be provided for and some plan must be adopted, by which landlords can make their land, in private streets, yeild them more satisfactory revenue. A few hints, looking to this end, may be of service:

In this city, the ground on private streets is more poorly utilized than in any other city of the Union where it possesses a like value. The average frontage of each house is about eighteen-feet; the average frontage of each lot is about twenty-three. The remaining five feet is generally used for a side passage-way, and for leaving an unclean and unhealthy space of a foot or two between houses. Now, side passages leading to the yard are conveniences that are in every way desirable, but they are not abso-Inte necessities. They do not exist to any extent in any of the large Athutic cities; indeed, it may safely be asserted that we have the double of the number of them here that exists even in mammoth New York. Their retention is, as we have said, desirable; but, if it can be shown that their negative evils far outbalance their positive good, a strong reason will be given for doing away, at least in part, with them. The average value per front foot of land upon the main private streets, is at least \$110. We have shown that five feet is the average space taken from each lot for a side passageway, or about 90 feet upon each side of our blocks of 411 ft. 12 in. in length. One hundred and ten, multiplied by ninety, gives a product of \$9,900 worth of land devoted to side passage-ways on-one of the long sides. of our average-sized blocks, which yield no income. Now, neither the health, comfort, nor the convenience of the dwellers in the blocks are, as we have said, vitally promoted by the devotion of these ninety feet to so many passage-ways. Doubtless, they are very useful and very convenient, and, as they are help to lessen crowding, in a sanitary point of view, they are desirable. But, in view of high rents, and the ever-increasing price of ground here, are they, we ask, the best use to which the ground can be put? We think not. In place of purchasing a 25-foot let, and putting one house upon it, if purchasers of ground would purchase a 35-or 50-foot lot, and put two houses upon it, they would utilize our costly ground much more, and still have room for a passage, by basement or cellar, as in New York. Or one passage-way in the centre of a row of houses can as well serve the uses of all as the present costly system of one to each can. As owners of ground now lay it out, the non-producing ground devoted to the passage-way makes the total income-one-fourth to one-third smaller than it should be, were the space better utilized; while the burden of rent is made just so much heavier upon the tenant. No wonder, then, that owners of rented houses complain of small incomes, and that tenants complain of high rents and landlords who will not put in a nail for them. When land bus attained the value it has in this city, the harmonizing of the necessities of the landlord for a reasonable income, and those of the tenants for reasonable rents, require that the very most shall be made of the land, without unhealthy crowding by rear houses, so fruitful of dirt, disease and misery in New York. And a better utilizing of the front of city lots here will help greatly to keep land owners from erecting rear houses on their ground, because such better utilization will help to reap fairer profits than they now do, and keep them from casting about to devise any plan, no matter how prejudicial to the general health, by which their incomes may be increased.

This matter is worthy the serious attention of all interested in the comfortable housing of our tenant population. Small leaks sink great slups; but a system, under which about two hundred feet frontage are practically lost in each block, in a city where land is so valuable as it is in this, is not a small leak, but a very large one. Life in cities is an unnatural and unhealthy one ut best, but its evils cannot be avoided, and, in advising a better utilization of our city lots, we are simply advising the adoption of one small evil (the erection of more houses in the front), so that we may escape two greater ones-high rents and rear fenements.

THE BANK OF CALIFORNIA, SAN FRANCISCO, CAPITAL, \$5,000,000 D. O Mills, President; W. C. Ralston, Cashier. Agents in New York, Messrs. Lees & Waller; in Boston, Tremont National Bank; in London, Griental Benk Corporation. Letters of Credit issued, available for the purchase of Merchandton throughout the United States, Europe, India, China, Japan and Australia. Exchange for sale on the Atlantic cities, drawn direct on London, Eublin, Paris, St. Peters urgh, Amsterdam, Hamburg, Bremen, Vienna, Leipsie, Sydney, Melbeurne, Yokehama, Shanghae, Hong Kong, and Frankfort on the Main.

W. H. J. BROOKS PROOKS & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINERS D OF TITLE, 620 Washington Street, next door to Magnire's Opera House, San Francisco. Searches made in other Counties.

() AKLAND REAL ESTATE, FOR SALE BY E. C. SESSIONS.

97 California street, San Francisco, and Broadway, Oakland GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY STREET, San Francisco. Red Real Estato of every description bought and sold.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the annexed list.)

Inside Property.

-	New House and lot on Hyde, near Turk	-51
	1 400 40 2-12 X 120, COTHET I HIGH SHII JONES INDINING back to I made at most	\$7,
i	F DICW MOUSE AND TOLOH CLEARY DEST AMDES +	
ı	TIVESS AND TOTAL TOTAL TRANSPERSION OF THE PROPERTY OF THE PRO	
I		4
l	Late Oil La avelluteria il car l'actilit l'infinitio pagis da Paragonia filage.	
l		-
1	- Fifty-vara corner Jackson and Larkin Large lot corner Clay and Powell. Twi lots on Longs near Tirel.	
ļ	Large-lot corner Clay and Fewell	
i		
l	AVOW ALGUES BUILLION OUT OF FURST AGUEST	
Ì	- A IALV «Valid Culture Laving and Caroen	
	AND OU A DO. COFFICE DIFFICULT BUILD DEATH WITH MAR OFFICE	
ŀ	Figure from the figure for the transfer of the figure for the figu	6,0
l	AUL OF SCA 199, the SEREKTOR RESPECTIVE WITH AUTOMATER TO MAKE	
Ŀ	4 444-444-4505 BHU BUBBA-666-077-TRVIOLIDE HOUR FOLLOWS	
	Fifty-vara on Greenwich-near Jones.	6.0
	Lot 25 x 19736, on Taylor, near Turk.	4,0
	Lot 25 x 137 %, on Taylor, near Turk. City-slip lets 67 and 48, on Clay and Commercial. Fifty-vara corner flyde and Tyler.	10.0
	Fifty-vara corner Hyde and Tyler. Fifty-vara (entire or in subdivisions) corner Leavenworth and Lombard	15.0
1	Fity yara (entire or in subdivisions) corner Leavenworth and Lombard.	
1		7,0
	JACKSC REEL FOR OIL OF PERSON INCRESS VENERAL	,,,,
		4.0
	ALORSC GREG TOLOR LERROR MEANS AND ACCUSE ASSESSMENT IN MARK	- 40
	Trouse and rarge for our montenance, corner trendwise	17.0
	Lot of Broadway, near Leavenworth.	6
	South of Market Street,	_
	Two dots, each 25 x 75, on Harrison near Sixth week	
	194.29 X (2) Off Cilibert, figure Sixth and Pryant " "	2,0
	THECC-Clearing residences with inverse late and the same and the	9
	I We will be on the latter than the second s	
	1300 30 X 10 3 10 1 FFOWMEN MENT 2000 (10 II)	
	Two fine dwelling houses on Howard, lots 25 x 100.	- '
	I area let at Court There	D.

Large lot at South Park..... Tot 20 x 12214, on Felsom near Twenty-tided. Lot 16 x 102, on Seventecath near Velencia: Lot 25 x 144, on M near Guerrero Lot 100 x 280, corner Guerre ro and Quant.

Lot 1623 x 116, on Pric near Mission.

Lot 61 x 1173, on Pair Oaks, corner Twenty-second, all y in rear U. S. Patent; grade good; view magnificent; within three blocks of
Market Street cars; for sale as a whole or in subdivisions.

Fifty-vara lot corner Gough and Haight, in good order, epposite San Jose

Lots in San Miguel Homestead. Lot corner Jersey and Chattanooga.

Large lot corner Eighteenth and Douglas, running back to Life street..... Lot on Ridley, near Valencia. 1,500
Two 50-vara lots on Ocean House Road, corner View Street. 1,500 Lot 1982; x 237, on Otsego Avenue, near timeida Avenue... Three large lots on Ocean House Road, between Otsego and Cayuga Avenues.

Fifty-vara, corner Turk and Pierce.
Lot 57 8-12 x 120, on Post near Octavia, ragain y back to Coder Avenue.
Lot 25 x 120, on Eilis near Octavia, ranning back to Olive Avenue, fenced and
graded for building.
Lot 27 k x 137 4, on Hayes, near Webster. Western Addition. Fifty-vara, corner Sutter and Laguna-Fifty-vara corner Gough and Clay, opposite Lafayette Square-We cottages and large lot on north side Page, near Franklin..... Lot 55 x 137½, on Pino near Broderick Lot 55 x 132½, north side California, near Brederick Large Lot on Webster, Fell and flayes streets..... Four lots and house in West End Homest ad, corner Bellevue Avenue and Oliver streets,.... Lot 82 k x 110 on Stein-r, near Fell....

Two Tracts of Land, 3 and 6 Acres, in the Winter Tract, 5, 10 or 10 Acre Fracts of Beautiful Land at Menlo Park,

SOJ Acres at Ffento Park,

Fine Ranch for Sale, Containing 291 acres, eight miles from the Railroad Depot in San Mateo County; well entered by never-failing springs; good Dwelling-House, large Barn, and other out Buildings, with about 100 acres in Grain.

-Potrero. Lot 27% x 100 on Santa Clara, near Mission

Lot 55 x 157 by on Fell, mar Stemer....

OULD & LOVELL, REAL ESTATE AGENTS, 415 MONTGOMERY ST. near Wells, Fargo & Co., (up stairs.) A. S. GOULD, Secretary South San Francisco Dock Company, Bay View Homestead Association, Gardenville Homestead Association, Oakland View Homestead Association, North San Francisco Homestead and Railroad Association.

G. BLAKE, ATTORNEY AND COUNSELOR AT LAW, ROOMS 7 & D Third Floor, Northeast Corner of Mentgomery and Pine Streets, San Francisco, will give special affection to the Drawing and Probate of Wills, the settle ment of Estates of deceased persons, and the investigation of Land Titles, so for as they depend upon proceedings in the Probate Court.

Joseph Winterburn & Co., Printers and Electrotypers, 417 Clay Street.

San Francisco Real Estate Circular.

BY CHARLES D. CARTER, REAL ESTATE AGENT, No. 610 MERCHANT STREET.

\$1.00 PER YEAR.]

FOR THE MONTH OF JUNE, 1868.

[SINGLE COPIES 10 CENTS.

15,000

3,700 4,100

4,250

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of June, 1868,

MORTGAGE	•	RELEASES.					
By whom taken.	No.	Amount.	By whom released.	No.	Amount.		
Private Individuals	90	\$187,819	Private Individuals	95	\$298,600		
Hibernia S. & L. S'y.	58	401,300	Hibernia S. & L. Sy.	20	37,125		
Clay Street do.	35	189,500	Clay Street do.	10.	27,900		
French do.	5	15,786	French do.	- 2	2,297		
Building & Loan Soc'y	34	32,140	Building & Loan Soc'y	29	- 22,427		
Odd Fellows' do.	9	23,700	Odd Fellows' do.	•			
San F. Savings Union.	17	17,600	San F. Savings Union.	10	14,000		
F'man's Fund Ins. Co	6	30,000	F'man's Fund Ins. Co	• -			
San Francisco do.	_1_	1,400	San Francisco do.	1	3,500		
California Ins. Co	2	14,000	California Ius. Co	1	10,000		
Occidental Ins. Co	- 5	15,250	Occidental Ins. Co	2	4,300		
Pacific - do.	_8	-23,350	Pacific do.	- 5	10,500		
Union Ins. Co	2	33,000	Union Ins. Co	14,	4,000		
Germania S. & L. S'y	-8	23,700	Germania S. & L. S',		- 49		
	277	1,013,545	·	170	\$134,649		

The above table shows that the mortgages of last month exceeded the releases by 101 in number and by \$578,896 in amount. The mortgages of June were about equal to those of May in both number and amount, but the releases made in June were much lighter than they were in the previous month; hence the large deficit noted above in favor of the mortgages. Another cause operates at present to make the mortgage table swell up heavily. It lies in the fact that this is the dry season, in which the most of our buildings are erected. Many owners of ground have to borrow to meet the bills incurred in erecting new houses, and these loans in the aggregate fast up heavily just now. Eighty-five sales were made in June upon the part cash and balance on morigage-system. The amount left unpaid at these sales was \$295,669.

Money for real estate uses has been very plenty the past six months. Indeed, the loan societies have constantly had large surpluses on hand which they found it impossible to loan out, despite the fact that ten per cent, per annuor has been the ruling rate for sums over \$5,000, and that some of them have loaned quite largely upon ranch property in the interior. Some loans have been granted lately to former at one-per cent. per month interest. The ruling rate in such cases has been one and a quarter per cent. This is not a low price for money, but it is low compared with the rates which money-lenders used formerly to extract from the farmers. ...

Ten per cent, per numm has, until lately, been considered a very low interest rate here, but it cannot now be so considered. In the East and all over Europe two to five per cent, per annum is the ruling rate of interest. When California was an unsettled mining country, money-lenders would not have trusted their capital here unless they were paid rates which corresponded with the risks assumed. These they were entitled to: but now there is no such justification for extreme rates for money. If capital invested in or loaned upon our real estate and upon the farms and manufactories of the interior is not safe, then no investment in the world is safe. And this being the ease, there is no reason why interest rates should be much higher than they are elsewhere. Ten per cent. per annum was a low rate of interest a short time ago, but in view of the tacts named, and the surplus of money which we have, it is not so now. Eight or nine per cent., if no unlooked-for stringency occurs, must soon become the ruling price. Money-lenders who have been accustomed to two per cent, per month will continue to oppose reductions, but they are inevitable, and all producers will be glad of the fact.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM MAY 26th to JUNE 25th, 1868,

INCLUSIVE. [Note.-In about three cases out of every five there are houses upon the property

	value of improvements can do so by an inspection. None but bona fide 88
	North of Market Street.
	· · · · · · · · · · · · · · · · · · ·
	Undivided one fourth southwest corner Front and Sacramento, south 41%
	Northwest corner Front and Union, 25 x 70; also undivided one-third south
	Northwest corner Front and Union, 25 x 70; also undivided one-third south
1. 1.	side Union, 150 feet cast of Battery, east 125 x 120
	Northeast corner Sansome and Sacramento, east 87%, north 52 10-12, north
o multip	east 2714, south 38, west 60, south 24, sold January 2, 1867, for \$32,500;
	re-sold January 14, 1867, for \$35,000; now sold for
00	East side Montgomery, 116% feet north of Jackson, north 21 x 97:
	West side Dupont, 13714 feet south of Jackson, south 5014 x 13714
25	Northeast corner Stockton and Pacific, north 3634 x 68, with L in rear 16 x 18
60	East side Stockton, 59% feet south of Clay, south 22 x 68%
	West side Stockton, 114 % feet north of Bush, north 23 x 160 to Monroe street,
00	Same as last described, 23 x 90 in depth, resold for
	Undivided half northwest corner Powell and Pacific, north 30 x 45 11-12
37-	West side Powell, 47% feet south of Greenwich, south 22% x 70
7	West side Powell, 100 feet south of Bay, south 20 x 6834
	West side Mason, 118 feet north of Lombard, north 19½ x 137½ East side Mason, 77½ feet south of Clay, south 20 x 68½
27	East side Taylor, 50 feet north of Green, north 25 x 69 1/3
27 5	East side Hyde, 87% feet south of Union, south 50 x 11236
-	East side Larkin, 120 feet south of Vallejog south 17 1/2 x 137 1/2, with L in rear
• •	40 x 60
00	East side Larkin, 29% feet south of California, south 40% x 87%
00	East side Larkin, 62% feet north of Ellis, north 25 x 68%
	North side Francisco, 68% feet west of Powell, west 22% x 120
	Northeast corner Francisco and Muson, east 22% x 00; also lot east side Ma-
-	son, 60 feet north of Francisco, north 60 x 68%
00	Northeast corner Francisco and Jones, 50 vara.
JU	North side Francisco, 22 11-12 feet east of Mason, east 15 10-12 x 50
	North side Chestnut, 194% feet west of Dunout, west 38% x 137%
00	South side Lombard, 20 feet west of Dupont, west 20 x 90
	North side Greenwich, 137% feet west of Montgomery, west 50-vara
00	South side Filbert, 65 feet east of Taylor, east 27% x 85
00	North side Filbert 114% feet east of Taylor, east 46 x 120 to Lincoln
	South side Filbert, 68% feet west of Sansome, west 68% x 120
00	North side Union, 60 feet west of Hyde, west 20 x 64
	North side Union, 1371/2 feet west of Jones, west 25 x 1371/2
00	Northwest corner Union and Mason, north 20 x 64 Diving Place that weep Turont and
til -	Undivided & southeast corner Union and Union Place (between Dupont and Stockton), east 30 x 90
사건에	Same as last described resold for
* *-	South side Green, 172 feet east of Dupont, east 21 x 137½
	South side Broadway, 25 feet cast of Chio (between Sansome and Montgomery),
	cast 20 x 57.35
49	North side Jackson, 30 feet west of Sansome, west 20 x 60
20	North side Jackson 80 feet east of Hyde, cast 20 x (816
	South side Washington, 137% feet cast of Larkin, cast 27% x 137%
	So the side Clay, 202 feet west of Kearny, west 31 x 60
he	Northwest corner Clay and Dupont, west 45 x 57
	The state of the s

. South side Clay, 117% feet west of Hyde, west 20 x 13714. Northeast corner Pire and Quincy Place, cast 22 x 59..... North side Bush, 275 feet east of Dupont, east 30 x 00.

North side Bush, 45½ feet east of Leavenworth, east 23 x 100.

North side Bush, 137½ feet west of Hyde, west 68½ x 137½. Southeast corner Geary and Hyde, east 68 4 x 90. North side Turk, 88% feet west of Jones, west 48% x 120, with L 17% x 68% North side Turk. 137% feet east of Jones, east 27% x 137%, sold for \$3,100; South side Market, 2.5 feet west of Second, west using X 221.

Fifty-vara 1,053, fronting on Market, McAliister and Jones.

North side Market, 28½ feet west of Van Ness Avenue, west 27 1-6 x 271½, east 22, south 55½; sold February, 1868, for \$3,806.

West side Stenart, 93½ feet south of Mission, south 22 x 45 10-12.

Northeast corner Stenart and Howard, running through to East, lot 658.

East side Spear, (between Howard and Folsom), and west side Stenart, (between Howard and Folsom), water lots 748, 753 and 754.

West side Main, 192½ feet south of Folsom, south 27½ x 137½. West side Main, 19216 feet south of Folsom, so West side Beale, 137% feet south of Market; 50-vara, with strip of land 10 inches wide alongside. 60,000 West side Fremont, (between Market and Mission,) water lot 298. 14,000

South of Market and East of Ninth Street. East side Third, 22 feet south of Hunt, south 18, east 60, south 15, east 20, Northeast corner Third, and Harrison, north 170 x 139, with L in rear, 2% x 70.

Northeast corner Third and Harrison, north 170 x 139, with L in rear, 2% x 70.

West side Third, 70 feet north of Brannan, north 120 x 160, sold February last for \$30,000; untruthfully reported in deed of June 17th to be sold for \$45,000; was really sold for \$37,500; re-sold at auction, June 29th, for

Same as last described re-sold (probably with house) for

West side Sixth, 125 feet north of Bryant, north 25 x 90.....

I Stor Circh, 150 fact north of Parant north an yan of hi Fallengry lact -Is a la garagen 190 care north of Downey from the Story of Poliman last I fighth, ifth fore north of Minns, north 20 vist well then his tot Side Wington and to the wines of the more till v 100 to Telemin A march, 11mt to delition and Payond. " at a lite of the interpretation of the same amount of the same o ... If the sixtages is a some man as mount in trouper toss. in and with the party of the transfer mile of the second of the seco The training Management and Shadamill and to fix the state of the stat W. A comparation of the first on the first of the control of the c the standing of any same same distinguish on it is noticely contained by in other wife February with surplus with the The state of the first in the city is 1915 at The state of the second st The fact of fact of the formers with the property of the fact of t And the state of the second of I. Tombin its supercounty of the to a grown grown the timest of I am price amount may little mouth title affect of it forthe got country, Ern & se essense and Green eastly 190 v, 100 1 1/17 at Rid. The same of the state of the same same the same of the same and to the Commentation and Flice massis too with antique to minimum 11 . The American in the country of the c the state of week of South a south of the state of the South of the south of the state of the state of the south of the south state of the south of a deli. The time of the power of the po and I am I am in To I am mark soil . Therefore the same as file things, will too past of the action of the \$ 8 Pr. com delit & a some and of the me. to the area with the identification of the same discourse the an Date of the many of the state of the sta a formula maker of a fall The free men and for the contract and contract of it we define the flag the in it is a firm Fillia des fire garage and an ent want the filling the four root he Demondrage many we write the Bitter 126 of the bottom month of the with the first process of the bottom of the control of the bottom of the 17 pilla Myster 7711 that another the in a wall and in and human aportion, a fittendaria which and will williphiand 1168 williph 14025. Man I manage and the state of the same head there, the tree of the tree the tree of the tree that the last head former new terms and the last head to the last head head to the last head head to the last head to the last head to the last head to the homes nowing Dam and Wahat to wage 193 any hour and after courts. title wast think .

Annexed will be found our summary of the real estate transactions for the first half of the year. Compared with the like period of 1867, the total sales made the last six months show an increase of 582 in number, and of \$4,845,817 in amount. This is a very large advance. The increase for the first six months of 1857, over the sales made in the same period of 1836, was only 305 in number, and \$1,350,260 in amount. The great increase in the sum which was paid out this year for city property; shows how the value of our real estate is appreciating. The prices now ruling for prospective second-class business property, for lots at South Beach, and for residence lots in the Mission and Western Additions, would have been deemed fabulously high eighteen months ago. Our population is increasing rapidly, and the consequence is, an extension of residences to places in the outskirts that were surrounded by the desolation of sandhills one to two years ago. The increase in the value, therefore, of private residence lots in the two localities last mentioned is justifiable. Lone Mountain Cemetery, and the terminus of the Murket street cars, are only some three miles from the City Hall, and are not that distance from Market and Third streets, which may be called the city's center. The time will come, within ten years, when a homestead lot will be worth as much in either of the localities named as it will then be on the private residence streets in the vicinity of Third, Fourth, Fifth, Taylor or Larkin streets. A lot on First. York, is worth no more to-day than a lot in a like neighbor--first, Thirty-first, or even Forty-first street; yet, before rovements, the First street lot would have sold for

mount which a lot on either of the other streets o, too, it has been elsewhere, and so it-must be indemn the purchase at extravagant prices he City Hall, that should have been allowed ele gardens for years to come, we are of oney and yet fails to purchase an eligiis own best interests. Each year--shows an advance in the prices of reason for this fact. The increase and the successful efforts of the loyment, either here or in the very favorable effect upon our generally either farm hands or once greatly aid in building cior and new manufactories I do more in a year-to aid the the value of our real estate, o in ten.

v continues to be too high; but neter which regulates prices. have been driven to it, because take a fair percentage from pritthus failed we attempted to show a medy at the same time. Abandon-cy, to purchase prospective business, we think, abandoning the fiving-paninterest rate can be secured by the

of transactions in the separate sections of

WATER LOTS .- During the past hulf year the demand usiness property in these sections has been very strong, at advancing rates. Few stores in them ever remain a week untenanted, and in many places old houses have been torn down to make way for handsome brick or stone-front structures that are organients to the city. In this respect our business streets are beginning to assume the appearance of those of Eastern eities. - Private residence lots in eligible locations in the fifty-varas section have also been in strong demand. Houses rent for high prices north of Market street, which causes the value of lots to keep advancing. Many persons, too, have left the badly drained locality south of Howard, between Third and Tenth, to move north of Market street. The health of this portion of the city is bad, and is yearly growing worse, as the ground becomes more thickly-covered with houses, The grades of the streets lying within the bounds described must all beraised ere good drainage can be secured. The longer this most important sanitary measure is delayed, the greater the ultimate cost will be, the more inconvenience it will cause, and the more the general health of the city will suffer.

ONE HUNDRED VARAS .- There is a rage for either prospective or present business property in this section. Lots on Market, First, Second, Third, Fourth, or on any of the numbered streets out to Ninth, except, perhaps, on Fifth and Eighth streets, sell almost simultaneously with their Meriug in the market, whenever the price asked is at all within bounds. The feeling among real estate holders now seems to be that he who does not own business property owns nothing; and this feeling has caused prices to move upward with unjustifiable haste. Private residence property north of Howard street is in demand for homestead purposes, though prices have not been by any means as quick to increase as in some more tavored localities. Lots located on the water front, between Folsom and Third streets, in the vicinity of the l'acific Mail Company's new dock, are sought for at very high prices, though few are being effered. This part of the city promises to be the most active portion of our water front, and in this fact lies the reason for the favor with which it is viewed by real estate owners. It is due to the Pacific Mail Company to say that it is to it we are mainly indebted for the improvements and advance in values which have taken place in the locality treated of within the past year. The cutting through of Second street, hill-would greatly hid the progress of

this section, and benefit the city generally, and it is to be hoped that it will be accomplished.

MISSION AND WESTERN ADDITIONS. - There is little business property as yet in either of these sections, except corner lots, each of which is devoted to the inevitable use of a grocery. These corners all sell well. Residence locations in both the above sections are in increasing demand, not generally for speculative purposes, but for homestead uses. Land in the Western Addition does not, as is generally the case, sell best in small subdivisions. The owner who comes into the market with one, two, or three fifty-varas lying together, or, better still, with a not-now easy to be obtained block entire, can command the best price. Those who declared one year ago that lots in the Western Addition and on the outside portion of the Mission Addition were selling at double their value, and prophesied that in a few months they would be able to buy them at one-half the prices then ruling, have since had reason to change their minds. Not a few of these persons would like now to buy the property above described at lifty per cent. advance over the rates ruling a year ago. Many selfish people here never think an advance in the price of property is justifiable until they linve become the owners of it, and have fixed the advance themselves. In such cases they are not slow to have their demands in the most advanced rank of prices. We have always consed the inflation of real estate. vales, but are glad to see justifiable advances taking place.

SOUTH BEACH AND POTRERO.—The dumping of the superabundance of our sandhills on the muddlats of the South Beach region still continues, and localities previously good for nothing but the emission of unsayory oddrs,—have been filled—in, are now being built upon, and gradually becoming bustling and important portions of the city. The prices asked for South Beach property are one to two hundred per cent, in advance of the rates of two years ago. Few transfers take place, however. Holders are not generally anxious to sell, and buyers, at present prices, are not very plenty, although, as a rule, the little that is offered changes hands soon.

Of property on the Potrero we have only to sny that it is generally dull of sale. This is owing to the existence of the old complaint there, viz: a general muddle of titles. It is not probable that these will be entirely cleared for years to come, and, in consequence, improvements on one of the most valuable and useful sections of our city property will be delayed. The Potrero promises to be more fruitful in lawsuits, false swearing, and ill-feeling, than even the outside lands, and this is saying enough that is untavorable for it.

The late reservation, by the Tide Land Commissioners, of Mission Bay, for a basin and place of shelter for small vessels, will have a favorable effect upon South Beach property.—Had that bay been divided up into water lots, and afterwards filled in, South Beach property would have been left far from the water front, but the reservation named leaves it contiguous to the water front, and therefore more valuable.

In closing our semi-annual summaryy, we are glad to note the absence generally of inflation and speculation in the market. In the spring the bulls had possession of a market in which everything could be sold; now neither bulls nor bears rule. Prices are high, but not generally unjustifiably so. Good property located almost anywhere in the city meets with pretty rapid sale at full rates.

Enlargement of the Circular for Interior Land Transactions.

We propose enlarging the dimensions of our CIRCULAR next month, and with the enlargement to devote a portion of our space to interior land transactions, showing as far as possible in what sections of the State farm lands are being offered for sale at reasonable rates; what the capacity of the land in each case is; what sales are made from month to month, and what prices are paid at each sale, etc., etc. The interests of our real estate and those of the interior are so much of a unit that whatever favorably or unfavorably affects the one, must react, in either the first or last mentioned manner, upon the other. This is a fact which we have always endeavored to keep in view since the publication of THE CIRCULAR was commenced; and we hope, when the enlargement and additions named are made, to give more practical shape to our ideas on the subject. During the past two years THE CINCULAR has fully posted owners of San Francisco real estate upon its value. We now purpose extending its usefulness, by showing in it from time to time the value of land in the different sections of the interior.

Bringing Railroads to the Water Front.

The Bulletin of the 9th ult. says: "The merchants of Bosten are petitioning the City Government in favor of a scheme, organized by Edward Craven, for a marginal street to connect the various railroads depots with deep water, and to furnish space for railway depots and warehouses, saving drayage to and from ships, and greatly quickening and cheapening the transfer of freight to and from the cars and shipping."

The above scheme, if carried into effect, will prove a most useful and economical one. Every possible facility should be granted to railroad companies for bringing their cars to the sides of vessels, so that freight may be emptied directly from the cars into their holds, and, vice versa, because by this means extra handling, expense and time can be saved. It has frequently occurred that extra handling of goods over portages has involved such extra-cost and loss of time, that profitable sources of trade have been destroyed by it. Our wise Legislature, at its last session, grudgingly gave each of the Pacific Railroad companies a small tract of land for terminal depots, but made it useless for freight purposes by prohibiting each company from coming within three hundred feet of the water front. Thus cars carrying the farmers' products to tide-water, for shipment abroad, must stop within three hundred feet of the vessel's hold, and at great expense and inconvenience, their freight must be unloaded and carried over to the ship. Here, too, instead of restrictions upon the handling

	the same of the sa									1	4 - 4 - 1	- 4
	West side Sixth, 150 feet north-of Bryant, north 50 x 90; sold February last for \$5,500	8,000		og	گيد	160	375	193	11.	98	19	-
	for \$5,500. West side Seventh, 130 feet north of Bryant, north 25 x 85; sold February last for \$1,650. East side Fighth 40 feet north of Minns South 60 or			EA.M	Amount	,715,997	,069,875 ,825,943	365,267	2,107,283 2,148,071	13,830,436	985,01	1
	\$3,000	9.500	rod	FOIL	-	100	જાં – જાં –	- ci	બ_બ	13,	_œ,	
	North side Mission, 80 feet west of Fourth, west 34% x 100 to Tehama	8,000	er.	TOTAL	No. Saies.	4 33	731	693	522	3,477	2893	ŀ
	North side Howard, 370 feet west of Third, west 20 x 80. South side Howard, 80 feet west of Sixth, west 25 x 80. North side Howard, 25 feet cept of Sixth, west 25 x 80.					035	20 81	06	275	-		-
	North side Howard, 25 feet east of Seventh, east 25 x 90. South side Folsom, 250 feet west of Fourth, south 65, west 25, south 110, west	2,500	me	B'KMÉAIL	Amounit	2, 73	12,681 2,750	18,190	27,267 3,275	69,757	140,808	
	137%, north 275, east 162%; sold February last for \$30,000. North side Folsom, 175 feet east of Eighth, east 25 x 100. South side Harrison, 350 feet cast of Third, east 25 x 100.	3,310	sam	AND B'	An	***	-5:	1		69	_ = _	
	South side Bryant, 100 feet west of Seventh, west 25 x 80. South side Bryant, 457½ feet east of Third, east 21½ x 80.		he		No.	13	द्वा च	14	# 12 m	185	226	
	South side Brannan, 310 feet east of Eighth, tast 30 x 275 Northwest side Channel, 321 feet southwest Fifth, southwest 45 10-12 x 137 %	4,500 3,750	***	TAX	- 77	1-24 5	9 9	· ·	- 10	1		-
	Mission Addition and Revond	-	in g	LANDS.	Amount	28, 79	127,956	137,894	281,277	893,399	692, 539	
-	North side Twelfth, 112½ feet east of Howard, west 25 x 137½; sold February last for \$1,000.	1,350	urin	E L	Ame	60	- A.	H ,	8 A:	98	69	
	North side Thirteenth, 105 feet west of Howard, 75 x 244. South side Sixteenth, 21% feet west of Second Av. (between Valencia and	10,500	8	TELL	le s.	87	99	2	33 0	242	164	
	Guerrero), west 40 x 80. South side Sixteenth, 30 feet cast of Guerrero, east 56 x 13113. South side Eighteenth, 100 feet east of Hartford, east 25 x 75.	4,400 2,371	ide	OUT	No. Sales	1 1- 1	- 26	100 0	, m	63		
4	South side Eighteenth, 138 feet east of Dolores, east 28 x 112. South side Eighteenth, 100 feet west of Hartford, west 25 x 75.	150 500	mad	SSOC	Amount.	5,17	, & , &	9,56	×	5,275	236,861	
	Southeast corner Nineteenth and Shotwell, east 50 x 95	2,500_	E 8	T Q	Amo	61 6	 د. در	. **	41	186,		-
	Southwest corner Twenty-second and Fair Oaks, south 31 x 117%	1,200	ATE	HOMEST'D		- 69	20 1	E &	2 00	1 4/2	00	
	Southeast corner Twenty-fifth and Castro, onet 80 x 114.	3,700 1,000		HON	No. Sales.	-7	* **	0 2	• ·	267	₹08	
	North side Twenty-nith, 25 feet west of Alabama, west 50 x 104	700 1,000	SSI the	ADD.	int.	103,805	449,864	176,300	310,477	267	222	
	Northwest corner Twenty-sixth and Diamond, west 100 x 114.	500 -1,000 700			Amount.	103,	449	176	310	\$1,687,267	1,046,222	
	East side Mission, 195 feet north of Twenty-sixth, north 33 x 115	800 1,850	AL	WESTERN		90		-				- •
	Northwest side Howard, 115 feet southwest of Fleventh, continues 25, north	= 1,200	A	WE	No. Sales.	-13- E	1 11	E 5	3 · 3	526	378	
	East side Folsom, 230 feet north of Twenty fourth, porth 95 - 1991	1,550 850	H 89	+ +	nt.	659	791	236,545	196	278	172	-
	Folsom, and thence to beginning	-5,000	F 81	APD	Amount	129,658	935,791	236, 545 349, 254	201,961	,483,278	048,172	
	West side York, 104 feet north of Twenty, fifth porth 20 x 100	1,175 - 350	0	NOTE	- <	in		OPP PP	- 40 WA	\$1,		100
-	East side Columbia, 136 feet south of Twenty third, south 26 x coa	1,200	ES	N	No.	82	12	137	F	-83	597	
	West side Shotwell, 195 feet north of Twenty-sixth, north 65 x 115. East side Capp, 200 feet north of Park, north 34½ x 133%	1,575 1,000	1 9 E	- 1		0.00	330	35	250	213	82	•
	East side Capp, 65 feet south of Twenty-fifth conth 65 x 122 15	1,800 - 3,600	SAI the 1867		nount	64,105	73,339	81,265	59,620	422,212	162,685	
	West side Fair Oaks, 31 feet south of Twenty-second, south 30 x 117 k West side Chattanooga, 100 feet north of Park, 25 x 100. West side Valencia, 35 feet north of Twenty-sixth, north 30 x 90.	700 800	26	POTRE	Ar.	+13				6/3		
	West side Valencia, 260 feet north of Fighteenth, north 25 x 168. East side Dolores, 30 feet south of Eighteenth, south 30 x 110.	800 1,200	TAI half	Ä	No.	33	65	51	£3	265	98	
-	Western Addition	500 900 _		-	-	- oc - oc		2-2		- œ	9	-
1	Northeast corner of Van Ness avenue and Filis, north 120 x 103%, and Jan-	1,800	TO To the n the	BEACH.	Amount	40.078	, 12 22 13	17,200 64,100	4_ g:_	244,568	57,496	3
	Southeast corner Van Ness avenue and Geary south 120 v 1003/ cold of Pola	11,250	(2 -	1	Am	69	'n			49		
	Southwest corner Van Ness avenue and Haves south 190 * 1003 cold at Daid	12,750	rHE the f	вотти	No.	9	16	13 6	~	54	29	
1	Northeast corner of Franklin and Ellis, north 120 v 110, subject to more	12,100 11,000		4.	1	9 1	0	0 00	· ·	13	9	
1	West side Webster, 87% feet south of Ellis south 50 x 87%, sold April, 1867, for \$950.	1,850 800	VING	*	of int.	126,309 214,857	157.900	327,338	213,000	\$1,337,145	1,410,926	
	Last side Fillmore, 77% feet north of Bush porth 27% x 93	700	II.	AND	Amou	H 61		ři ří	c1	\$1,33	7	
E	ast side Fillmore, 82 feet south of Sutton south 2714 - 02	450 700 cm		. 88 ·	Sales.	14	6	12 20	13	- 08	93	6
V	Vest side Devisadero, 68% feet north of Filis porth 623 - 103	1,000 1,600	SHO	CITY	Sas				4,2			,
	Cast side Broderick, 100 feet north of Sacramento, north 55½ x 110	1,000	S	př.	unt.	393,964 676,830	859,023	435,850	669, 166	535,064	1,799	
N	outh side Beach, 137% feet west of Broderick, west 50-vara orth side Lombard, (between Larkin and Polk), east 3/ of 50-vara 3, block 28	1,000		ABA	om	393,	8 3 (5)	435,	99	(5) (5)	1,791	
	orth side Pacific, 200 feet east of Franklin, cast 60 x 132	1,350 -2,800-,	TABLE	100-1	. T	0 E	=======================================	1 F	122	-Ei	00	
S	outh side Pacific. 275 feet west of Octavia west 25 - 1277	1,400	AI		Sale:	80	7	1 1	-	. इन्	#	
-1	2 corner 50-varias	200	Tr	-1 42	ınt.	3888	35,177	396,522	H	473	,511	
	outh side Clay, 137 is feet west of Van Ness avanua west 137 is 7 or 1	8,000 3,500		MAS	0	706,	732	96	3	3,971	337	proba
N	orth side California, 131% feet east of Hoker aget 55 x 1991.	6,000 6,000 7 800	he	50-vana	86 1	9 10	0 " :		01	\$3,	-	
Si	buth side Sutter, 93 feet east of Fillmore east 26 - 110	2,000			No. Sales.	70	120	588	6	555	188	
N	orth side Geary, 137 % feet west of Larkin west 97 k v 190		0, 1		i	-: :	:		:	0 0		
	outh side Ellis, 137½ feet west of Polls west 137½ x 120; cold at Biodernan	2,000	suc								uno.	
No	orth side Ellis, 225 feet east of Lagran and 25 x 120	9,050 1,000	ection								to J	
N(orth side Eddy, 129 feet east of Buchanan, east 25% x 137%	2,000	Se								tary	-
Su No	orth side Turk, 50% feet west of Buchanga west 25% x 120	1,160	"	38			•	,			Jani	-
νo	orth side Tyler, 110 feet east of Scott, east 97 k x 120	1,000 600	8	MONTHS	1868.				_ :		Com	
90	west 302%, north to beginning	40,000	in	MC			*				37, fi	
٩U	rth side Tyler, 1684 feet west of Ruchanan, west 38 x 120	6,450 1,250	ade		www.net.ne						f 18(
יטי	ath side Hayes, 61½ feet east of Franklin, east 76 x 120	7,000	Ma	town of an		**			-		the	
W.	rthwest corner Page and Webster west 4934 east 27774 cost 2214 comb	5,000				January. February	ch.		80	Total	month	-
,	east 107%, south 232 & feet.	9,500				Jan	March	May	June.		S S	
	3	-	the same of the same of	- yel			and the first of					

Annexed will be found our summary of the real estate transactions for the first half of the year. Compared with the like period of 1867, the total sales made the last six months show an increase of 582 in number, and of \$4,845,847 in amount. This is a very large advance. The increase for the first six months of 1857, over the sales made in the same period of 1856, was only 305 in number, and \$1,350,260 in amount. The great increase in the sum which was paid out this year for city property, shows how the value of our real estate is appreciating. The prices now-ruling for prospective second-class business property, for lots at South Beach, and for residence lots in the Mission and Western Additions, would have been deemed fabulously high eighteen months ugo. Our population is increasing rapidly, and the consequence is, an extension of residences to places in the outskirts that were surrounded by the desolation of sandhills one to two years ago. The increase in the value, therefore, of private residence lots in the two localities last mentioned is justifiable. Lone Mountain Cemetery, and the terminus of the Market street cars, are only some three miles from the City Hall, and are not that distance from Market and Third streets, which may be called the city's center. The time will come, within ten years, when a homestead lot will be worth as much in either of the localities named as it will then be on the private residence streets in the vicinity of Third, Fourth, Fifth, Taylor or Larkin streets. A lot on First street, New-York, is worth no more to-day than a lot in a like neighborhood on Twenty-first, Thirty-first, or even Forty-first street; yet, before the extension of improvements, the First street lot would have sold for ten to twenty times the amount which a lot on either of the other streets would have commanded. So, too, it has been elsewhere, and so it must be here. While, therefore, we condemn the purchase at extravagant prices of lots five to seven miles from the City Hall, that should have been allowed to remain undisturbed us vegetable gardens for years to come, we are of opinion that the man who has the money and yet fails to purchase an eligibly located homestead lot, neglects his own best interests. Each yearindeed, in many localities, each month-shows an advance in the prices of good lots; and, as we have said, there is reason for this fact. The increase in our population which is taking place, and the successful efforts of the Labor Exchange to find inumediate employment, either here or in the interior, for the new comers, are having a very favorable effect upon our real estate. The immigrants arriving are generally either farm hands or mechanics, and their employment will at once greatly aid in building up the agricultural interests of the interior and new manufactories here. A dozen persons of the classes named do more in a year to aid the true interests of the State, and in increasing the value of our real estate, than an army of-non-producing speculators do in ten.

The price of prospective business property continues to be too high; but the demand increases, and it is the barometer which regulates prices. Buyers of this class of real estate say they have been driven to it, because they have repeatedly tried and failed to make a fair percentage from private residence property. Why they have thus failed we attempted to show in our last number, pointing out the remedy at the same time. Abandoning the last mentioned class of property, to purchase prospective business lots at present extravagant rates, is, we think, abandoning the fiving-pan for the fire; for nothing like a fair interest-rate can be secured by the change.

We will now speak in detail of transactions in the separate sections of our city property.

FIFTY-VARIAS AND WATER LOTS. - During the past half year the demand for all kinds of business property in these sections has been very strong, at constantly advancing rates. Few stores in them ever remain a week untenanted, and in many places old houses have been torn down to make way for handsome brick or stone-front structures that are ornaments to the city. In this respect our business streets are beginning to assume the appearance of those of Eastern cities. Private residence lots in eligible locations in the fifty-varas section have also been in strong demand, Houses rent for high prices north of Market street, which causes the value of lots to keep advancing. Many persons, too, have left the budly drained locality south of Howard, between Third and Tenth, to move north of Market street. The health of this portion of the city is bad, and is yearly growing worse, as the ground becomes more thickly covered with houses. The grades of the streets lying within the bounds described must all be raised ere good drainage can be secured. The longer this most important sunitary measure is delayed, the greater the ultimate cost will be, the more inconvenience it will cause, and the more the general health of the city will

ONE HUNDRED VARAS .- There is a rage for either prospective or present business property in this section. Lots or Market, Perst, Second, Third, Fourth, or on miy of the numbered streets out to Ninth, except, perhaps, on Fifth and Eighth streets, sell almost simultaneously with their ring in the market, whenever the price asked is at all-within bounds. The feeling among real estate holders now seems to be that he who does not own business properly owns nothing; and this feeling has caused prices to move upward with unjustifiable haste. Private residence property north of Howard street is in demand for homestead purposes, though prices have not been by any means as quick to increase as in some more tavored localities. Lots located on the water front, between Folsom and Third streets, in the vicinity of the Pacific Mail Company's new dock, are sought for at very high prices, though few are being effered. This part of the city promises to be the most active portion of our water front, and in this fact lies the reason for the favor with which it is viewed by real estate owners. "It is due to the Pacific Mail Company to say that it is to it we are mainly indebted for the improvements and advance in values which have taken place in the locality treated of within the past year. The cutting through of Second street hill would greatly aid the progress of this section, and benefit the city generally, and it is to be hoped that it will be accomplished.

MISSION AND WESTERN ADDITIONS. - There is little business property as yet in either of these sections, except corner lots, each of which is devoted to the inevitable use of a grocery. These corners all sell well. Residence locations in both the above sections are in increasing demand, not generally for speculative purposes, but for homestead uses. Land-in the Western Addition does not, as is generally the case, sell best in small subdivisions. The owner who comes into the market with one, two, or three fifty-varas lying together, or, better still, with a not-now easy to be obtained block entire, can command the best price. Those who declared one year ago that lots in the Western Addition and on the outside portion of the Mission Addition were selling at double their value, and prophesied that in a few months they would be able to buy them at one-half the prices then ruling, have since had reason to change their minds. Not a few of these persons would like now to buy the property above described at fifty per cent. advance over the rates ruling a year ago. Many selfish people here never think an advance in the price of property is justifiable until they have become the owners of it, and have fixed the advance themselves. In such cases they are not slow to have their demands in the most advanced rank of prices. We have always condemned the inflation of real estate vales, but are glad to see justifiable advances taking place.

South Beach and Potrero.—The dumping of the superabundance of our sandhills on the mud-flats of the South Beach region still continues, and localities previously good for nothing but the emission of uneavory odors, have been filled in, are now being built upon, and gradually becoming bustling and important portions of the city. The prices asked for South Beach property are one to two hundred per cent. in advance of the rates of two years ago. Few transfers take place, however. Holders are not generally anxious to sell, and buyers, at present prices, are not very plenty, although, as a rule, the little that is offered changes hands soon.

Of property on the Potrero we have only to say that it is generally dull of sale. This is owing to the existence of the old complaint there, viz: a general muddle of titles.—It is not probable that these will be entirely cleared for years to come, and, in consequence, improvements on one of the most valuable and useful sections of our city property will be delayed. The Potrero promises to be more fruitful in lawsuits, false swearing, and ill-feeling, than even the outside lands, and this is saying enough that is untavorable for it.

The late reservation, by the Tide Land Commissioners, of Mission Bay, for a basin and place of shelter for small vessels, will have a favorable effect upon South Beach property: Had-that bay been divided up into water lots, and afterwards filled in, South Beach property would have been left far from the water front, but the reservation named leaves it contiguous to the water front, and therefore more valuable.

In closing our semi-annual summaryy, we are glad to note the absence generally of inflation and speculation in the market. In the spring the bulls had possession of a market in which everything could be sold; now neither bulls nor bears rule. Prices are high, but not generally unjustifiably so. Good property located almost any where in the city meets with pretty rapid sale at full rates.

We propose enlarging the dimensions of our CIRCULAR next month, and with the enlargement to devote a portion of our space to interior land transactions, showing as far as possible in what sections of the State farm lands are being offered for sale at reasonable rates; what the capacity

transactions, showing as far as possible in what sections of the State farm lands are being offered for sale at reasonable rates; what the capacity of the land in each case is; what sales are made from month to month, and what prices are paid at each sale, etc., etc. The interests of our real estate and those of the interior are so much of a unit that whatever favorably or unfavorably affects the one, must react, in either the first or last mentioned manner, upon the other. This is a fact which we have always endeavored to keep in view since the publication of THE CIRCULAR was commenced; and we hope, when the enlargement and additions named are made, to give more practical shape to our ideas on the subject. During the past two years THE CIRCULAR has fully posted owners of San Francisco real estate upon its value. We now purpose extending its usefulness, by showing in it from time to time the value of land in the different sections of the interior.

Bringing Railroads to the Water Front.

THE Bulletin of the 9th ult. says: The merchants of Boston are petitioning the City Government in favor of a scheme, organized by Edward Craven, for a marginal street to connect the various railroads depots with deep water, and to furnish space for railway depots and warehouses, saving drayage to and from ships, and greatly quickening and cheapening the transfer of freight to and from the cars and shipping."

The above scheme, if carried into effect, will prove a most useful and economical one. Every possible facility should be granted to railroad companies for bringing their cars to the sides of vessels, so that freight may be emptied directly from the cars into their holds, and, vice versa, because by this means extra handling, expense and time can be saved. It has frequently occurred that extra handling of goods over portages has involved such extra cost and loss of time, that profitable sources of trade have been destroyed by it. Our wise Legislature, at its last session, grudgingly gave each of the Pacific Railroad companies a small tract of land for terminal depots, but made it useless for freight purposes by prohibiting each company from coming within three hundred feet of the water front. Thus cars carrying the farmers' products to tide-water, for shipment abroad, must stop within three hundred feet of the vessel's hold, and at great expense and inconvenience, their freight must be unloaded and carried over to the ship. Here, too, instead of restrictions upon the handling

of freight in bulk, we should have extra means of facilitating it. If freight cars were allowed to run to tide-water, our farmers could ship their grain in bulk, thus dispensing with expensive grain sacks, the use of which now costs the State something like two million dollars per year.

The Tide Lands.

The Tide-Land Commissioners have commenced the work assigned to them by law with decided promptness and vigor. Since our last issue they have had surveyed a large portion of the submerged lands over which they have been given control; have established the water front a distance of 6000 feet from a point near the new Gas Works, at the foot of Second street, to a point about mid-way between Potrero Point and Point-San Quentin; have made provision for slips, docks, basins, market-places, and streets: and have ratified the selections, of thirty acres each, made by the Western and Southern Pacific Railroad companies. Two reservations have been made for slips, docks, and basins. The first, or southerly one, lies off Potrero Point, and embraces some thirty-nine acres; and the second, or northerly one, lies in front of the new Gas Works, being bounded on the south by the eattle pier on Long Bridge, and embraces some forty-nine acres. Both extend out to the new city line, at twenty-four feet depth of water. Inside of Long Bridge, and outside of the red tine, of course, three other small reservations have been set apart "for the uses of commerce" two of which are to be known generally as market places, and one specially as the produce market. The railroad companies have located their sixty neres jointly, covering such of the lands from Channel st. extending southwardly, (between the red line and within 300 ft. of the new water front on the west and east) as may not be devoted to commercial purposes in the way of slips, basins, etc., and as may not be in actual possession of private parties. The genuine private claims are few in number. Under the law, piles, bridges, ete, do not constitute a valid claim to properly. There are not a dozen houses in all on the entire tract that can give a right to parties to buy in, at private sale, of the Commissioners at an appraised value. Notwithstanding, however, the very small quantity that can probably be disposed of at private sale, the quantity left to be sold at public auction will be small to an almost infinitesimal degree. But a few acres will be left to be competed for by the general bidder. Acting as they have, the Commissioners have, nevertheless, conformed, no doubt, to the desire of the community in the premises. They have done well and faithfully thus far, and given promise of the final success of their labors. A map, from official sources, of the extension and reservations, is open for inspection at the office of THE

A GREAT PUBLIC GOOD! CITY LAND ASSOCIATION ON THE MUTUAL PLAN.—INCORPORATED UNDER THE LAWS OF THE STATE OF CALIFORNIA.—We have opened books of subscription for well-located Lots, of twenty-five feet front, by one hundred teet in depth, at ninety dollars per lot, in-payment of four dollars per month, without interest or any other assessments. The property is situate on the southern part of the San Mignel Rancho (U.S.) ments. The property is situate on the southern part of the San Miguel Rancho (V. S. Patent) and has a frontage on the San Jose Rallroad. It is but a short distance from the Mission, at San Miguel Station, and streets are laid out to the very boundary of the tract, which is in the direct line of city improvements. Every lot is suitable for building purposes, and can be supplied with the Spring Valley water. The San Miguel lanche title is perfect and reliable. Nothing can go behind the U.S. Patent. By a number of subscribers joining together in the purchase of this property, the lots are offered on the terms averaged, that is, at pinety dellars each in respect to form by a number of subscribers joining together at ninety dollars each, in payment of four are offered on the terms proposed, that is, at ninety dollars each, in payment of four dollars per month, without interest—giving the Association the benefit of the mutual

dollars per month, without interest—giving the Association the benefit of the mutual principle, as incorporated in Insurance and other Companies. The streets and blocks have been laid out by Mr. W. P. Humphreys, the City Surveyor. The streets are all eleven feet wider than cither Washington or Clay streets, and the main avenue on the railroad is the width of Market street. There are no small streets.

This plan has been projected for the benefit of aiding all who may wish to benefit by it in obtaining lots at a very low rate, and thus give to each an opportunity to share in the proits of Homestead Unions. These lots will largely increase in value.

The officers of this Association are reliable business men, and one of our principal Banks will be the Treasurer of its funds.

Banks will be the Treasurer of its funds.

Having been appointed Agents, we are ready to give to our friends and the public all the information on the subject that an experience of eighteen years in real estate in San Francisco qualifies us to render them.

The Books of Subscription are now open. Maps of the city and of the other pro-

erty, showing its exact location, with a plan of the streets, blocks, and lots, are now ready for distribution.

A number of buildings are now being erected upon the Property. These are left on the lots, and persons chosing them can payten dollars per month on their first cost without interest, until the building is paid for. The streats and avenues will be planted with trees by skillful gardners residing on the place to take charge of them. The streets are being laid out and graded. These improvements are all without cost to Lot holders.

Agents for the City Land Association, 427 Montgomery street.

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIAN SAVINGS AND LOAN SOCIETY.—New Building, northeast corner of Market and Montgomery Streets. President, M. D. Sweeney; Vice President, C. D. O'Sullivan, Trustees: M. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P. McAran, Gustave Touchard, T. J. Broderick, Boter Donebuig, Trusteesurg, Edward Wartin, Attorney, Biohard Tobin. Peter Donahue. Treasurer, Edward Martin; Attorney, Richard Tobin. Wells Fargo & Co's Ex

Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A per pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M

A. S. GOULD.

OULD & LOVELL, REAL ESTATE AGENTS, 415 MONTGOMERY ST., near Wells, Fargo & Co., (up stairs.) A. S. GOULD, Secretary South San Francisco Dock Company, Bay View Homestead Association, Gardenvillo Homestead Association, Oakland View Homestead Association, North San Francisco Homestead

C. BLAKE, ATTORNEY AND COUNSTLOR AT LAW, ROOMS 7 & 8,
Third Floor, Northeast Corner of Montgomery and Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon proceedings in the Probate Court.

OAKLAND REAL ESTATE, FOR SALE BY E. C. SESSIONS.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the

Inside Property.

Allside A roperty	
Two lots on Jones, near Turk	
	9 .
	C 000
	6,000
	4 and
- and double let our levier Bull this access to be a second	4,000
Fifty-yara on Greenwich near Jones. Lot 25 x 137 %, on Taylor, near Turk.	6,000
Lot 25 x 137 %, on Taylor, near Turk	10,000
Fifty-vara corner Hyde and Tyler.	15,000
and the control of th	7,000
Houses and 13 50-vara lot on vallejo near stockton.	
Houses and lot on O Tarrell near Market. Lot on grade on Montgomery near Pacific House and lot on Union near Mason, to Kent street in rear. House and lot on Union near Mason, to Kent street in rear.	4,000
Lot on grade on Montgomery near Pacine	21000
House and lot on Union near Mason, to kent street in teaching the said	17,000
House and lot on 1 mon near mason, to Kent state and large lot on Montgomery, corner Broadway—rents for \$210 Lot on Broadway, near Jones	600
Lot on Broadway, hear some Timbe	\$7,000
New House and lot on Hyde, near Turk. Lot 46 2-12 x 120, corner Union and Jones, running back to Lincoln street	2,500
New Honse and lot on Genry near Jones	
	2,800
	2,800
Total State of the Control of the Co	-
	500
	-
	major digit
Large lot corner Clay and Powell.	
The state of the s	
South of Market Street.	
The same of the contract of th	2,000
	4,600
Fine large House and lot on north side Tehama, between Fifth and Sixth;	

rents for \$407.

Neat one-stery house on Tchama, near Fifth; rents for \$25.

Large-lot, with six well-rented houses on, corner Bryant and Garden streets, Large-lot, with six well-rented houses on, corner Bryant and Garden streets, near Sixth.

House and lot on Stevenson, near Sixth.

Two iots, each 25 x 73, on Harrison near Sixth, each.

Lot 25 x 75, en Gilbert, near Sixth and Bryant.

Two elegant residences, with large lots and fine gardens, on Mission, between Fourth and Firth.

Two fine dwelling houses on Howard, near Second, lots 25 x 100.

Fifty-vara lot corner Gough and Haight, in good order, opposite San Jose

Fractional Block 84, Potrero, with house well rentéd.

Lots in PACIFIC SAVINGS AND HOMESTEAD ASSOCIATION, fronting on Douglas, Park, Castro, Temple, Clipper, and Elizabeth Streets..... Lofs in Gift Maps Nos. 3 and 4. Fire large lots on east side of Hampshire, between Twenty-fifth and Twenty-

Lot corner Jersey and Chattanega.

Large lat corner Eighteenth and Douglas, running back to Eureka street. Lot on Ridley, near Valencia.

Two Je-yara lets on Ocean Honse Road, corner View street.... Let 10 M; x 197, on Otsego Avenue, near Oreida Avenue.... The e large lots on Cosm House Road, between Otsego and Cayuga Avenues. ot 3) x 122%, on Folsom near Twenty-Hird.....

Lot 169 x 280, coract cherrero and change of the Lot 162 % x 116, on Eric near Mission.

Lot 100 x 122 %, on Capp near Mineteenth (entire or in subdivisions)....

Lot 145 x 85, on Nineteenth, corner Hartford.

Lot 250 feet on Twenty-second, 130 on Church, and 130 on Vicksburg; title,

U. S. Patent; grade good; view magnificent; within three blocks of Market Street cars : for sale as a whole or in subdivisions.....

Western Addition. Half 50-vara corner Oak and Octavia streets, macadam/zed and sidewalked; site beautiful.

Three houses and 50-vara, cornér Polk and Washington..... Lot 82 % x 110 on Steiner, near Fell.... Fifty-vara corner Futton and Devisadero.... Lot corner Laguna street and Myrile avenue

910 Acres of Swamp Lands, on Brannan's Island, Sacramento Valley. 613 3-1 Acres, near Belmont, in San Mateo County. The land is all fenced; half of it is now under cultivation; the balance is tumbered; has numerous unfailing streams running through it; building improvements extensive and substantial.....

Ranch in San Ramon Valley, Contra Costa County. con-

Two Tracts of Land, 3 and 6 Acres, in the Winter Tract, fronting on the New Park 5, 10 or 10 Acre Tracts of Beautiful Land at Menlo Par

Fine Ranch for Sale, Containing 291 acres, eight miles from the Railroad Depot in San Mateo County; will watered by never-tailing springs; good Dwelling-House, large Barn, and other out Buildings, with about 100 acres in Grain.

BROOKS & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINES OF TITLE, 620 Washington Street, next door to Magnire's Opera House, Sa Francisco. Searches made in other Counties.

EO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY STREET.

Joseph Winterburn & Co., Printers and Electrotypers, 417 Clay Street.

San Francisco Real Estate Circular

FOR THE MONTH OF JULY, 1868.

[SINGLE COPIES, 10 CTS.

Vol. II.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET,

No. 9.

Enlargement of "The Circular."

In accordance with the promise made in our last issue, we present The Chroular this month in an energed form. Our Table showing the Number and Value of Sales of Real Estate, chief object in this was to make room in it for all items of inferest about interior land matters; showing where farming land is being offered for sale, its price, quality, location, etc.; what land has been sold, the price paid for it, etc.; also, what progress- is being made in creating new transportation facilities for the interior, by the building of railroads and wagon roads. In addition to the publication of matter of interest connected with these kubjects, we propose to make room for all information that in any way promises to be useful to those engaged or interested in the cultivation of the soil.

In all cases where we see a disposition manifested by speenlators to retard the progress of any portion of the interior for their own benefit, we will freely speak of it, and as freely condemn it. Thus we hope to make THE CHICULAR interesting and acceptable to both city and country land-owners. We will feel grafeful for, and will readily publish information from any quarter upon any of the subjects mentioned above.

Progress of the Pacific Rullroad. The Central Pacific Railroad Company, having completed the difficult portion of its road, over the Sierras, is now pushing its line eastward, over level ground, at the rate of two to three -uniles per day. The road is now completed to a point some 200 miles east of Sacramento. Despite the great start and advantages which the Eastern company (the Union Pacific) had, there is not now much probability that it will reach Salt Lake before the Central Pacific Company. . The race is an interesting, but very untair one. The Government prescribed certain rules, requiring that each road should be built in a first-class manner. These rules the company on this side has more than complied with, while the Union Pacific Company has been shamefully allowed to disregard them, the road it has built and is building being one of the poorest in the United States, although the country which it passes over, even in its most difficult portions, is one of the easiest in the world for a railroad. If the contest was simply made as it should be, a fair one, it would not be a matter of doubt, but one of certainty, that the California company would outsfrip its competitor in reaching Salt Lake, and secure for this coast thereby the trade of Idaho, Montana, Utah, etc. If the Union Pacific Company wins in the present railroad race, it will do so only by unfair means. Meantime, the speed with which the trans-continental road is now being built by both companies renders it almost certain that we will have continuous railroad communication between the Eastern States and California by the Fall of next year.

Property Sold at Auction.

Messrs. Dore & Co., anctioneers, held a sale of real estate on the 23d ult., which was largely attended, and at which the bidding was spirited. A number of well located water lots were sold, as follows: Water lot No. 405, 45 10-12 x 1371, on the northwest corner of Howard and Main streets, was sold for \$20,000; water lots 406, 413, 414 and 702, adjoining on Main street, were sold for \$12,000 each; water lots 744 and 749, on the west side of Spear street, south of Howard, were sold for \$12,000 each; water lots 760 and 761, on west side of Steuart street, north of Folsom, were also sold for \$12,000 each. The lot on the northwest corner of Townsend street and Glarence Place (which runs parallel with and is east of Third street), 80 fect on Townsend by 125 on Clarence Place, sold for \$18,000. The lot and Chirence Place are graded, but Townsend street is not. Western Addition block 161, bounded by Gough, Octavia, California and Sacramento, sold in subdivisions for \$32,150. This was a high price, yet the same block could have been sold by the owner, a short time since, for more money.

Sale on Kearny and Market Streets.

The lot on the northeast corner of Kearny, Geary, and Market streets, fronting 461/2 feet on Kearny, by 361/2 on Market and 571/2 on Geary street, together with the brick building thereon, was sold at auction, last month, for \$150,000. The title has since been rejected, because a survey has shown that there is not the amount of land in the lot which the owners supposed they had. The Kearny street building adjoining the lot on the north projects upon it one and a hulf feet, and has so projected for over five years; consequently, under the statute of limitations, the rightful owners have tost their title to the eighteen inches named, which has become vested in the trespasser. This error in the original survey has involved a second and even more annoying one. The lot and the building upon it project two feet upon the lines of Market and Geary streets; consequently the owners are liable to be sued by the city as trespossers upon public streets. The property was purchased in October last for \$117,000, and, like all good business locations, has rapidly appreciated in value since.

Improved at Last.

A fine building is now being creeted upon the fifly-vara lot on the southwest corner of Bush and Jones streets. This lot has been suffered to remain vacant for some eighteen years, while it might have been leased and have yielded a good income the greater portion of this long space of time.

Building in New York,

During the year 1867, one hundred and nine new stores-and storehouses, five hundred and fitty-nine first-class dwelling houses, and thirty-four public buildings (such as hotels, theaters, etc.), were commenced in New York city. The present year bids fair to surpass this estimate.

SALES FOR THE MONTH OF JULY.

Section.	No. of Sales.	Amount.
Fifty Varas	90	\$560,721
One Hundred Varas	85	526,482
City Clim and Water Leta	. 11	243,400
City Slip and Water Lots	2	- 7,500
South Beach	46	104.767
Potrero	123	322,745
Mission Addition	94	410,353
Western Addition		-8:368
Homestead Associations		74,681
Outside Lands		6,610
THE, DIRECT BLATT IL DECICION ETTERS.		
7	506	\$2,265,567

Although it was in everybody's mouth, last month, that real estate transactions were dull, the figures of our table of sales show unmistakably that the business was not dull, despite the fact that this is the season of the year least favorable to briskness. There is no excitement of any kind in the real estate market, but there is a strong demand for nearly all kinds of property, at upward prices in all cases. For either present or pros pective business property, there continues to be a larger demand-than supply. Good residence lots, south of Bush street, either on narrow or wide streets, are also much sought for. Lots upon the thirty-five feet streets have lately been advancing in value, consequent upon the fact that, with houses upon them suitable for the working and middle classes, they yield a higher proportionate income than real estate upon the wide private streets. Many parties are now seeking to purchase for the income simply which the investment will regularly yield. These parties know that a \$35 to \$10 house, upon a narrow street, is much less likely to be long tenantless at any time, than a \$55 to \$30 one upon a wide street, and, as they look more at certain present ncome, than probable future advances in the value of the land, they prefer to invest upon the narrow streets. We regret that a tendency, upon the part of owners on these streets, is showing itself to crowd houses upon their land, without regard to the unhealthy results which will certainly follow such crowding. We have given full space, this month, to the street sales, and reference to them will show what property has changed hands. Where the same piece was sold within eighteen months previously, we have noted the fact, and shown what advance was paid by the last purchaser. .

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of July, 1868.

	MOR	TGAGES.	REI	EASES.	-
By whom taken and released.	No.	Amount.	No.	Amount.	
Private Individuals Hibernia Sav. and Loan Society Clay Street do. do. French do. do. Germania S. and L. Society Odd Fellows' do. Building and Loan Society. San Francisco Savings Union Fireman's Fund Insurance Co. California do. Occidental do. Pracific do. Union do. City Bank of S. L. and Discount	59 36 11 10 4 20 9 3 3 1 7 3 7	183,650 102,185 51,400 14,000 13,770 13,950 26,000 23,000 1,300 14,000 11,500 6,600	35 14 2 1 15 7 1 1 2 	7,000 319 15,314 8,456 3,000 15,000 5,000	
	253	1,373 950	178	\$486,198	

The continuance of the demand on the part of real estate owners, for money with which to erect improvements upon their lots while the fine weather lasts, causes the figures of the mortgage tuble to keep large. One mortgage was recorded last month of the amount of \$200,000, as elsewhere noted. The above table shows that the mortgages of July exceeded the releases by 75 in number, and by \$837,752 in amount. During the last month, 78 sales were made upon the part cash and part mortgage system. The amount left unpaid by these sales, and to secure the payment of which mortgages were given, came to \$477,045. The six months' statement lately published by our eight savings and loan societies, showed that they had all a total of about one million dollars cash on hand-a much smaller sum than they had about three months ago. The demand for money has been active lately. The supply, however, has so far been equal to this demand, and is likely so to continue; consequently anything like an advance in rates is not to be apprehended.

Sixth Street Sale. The deed to the lot on the cast side of Sixth street, 185 feet north of Braunan, 95 feet front by 275 deep, was recorded on the 13th ult. The price paid by the purchaser was \$15,000. He has since sold the property for \$20,000, an advance of

Tide Land Commission.

The survey of the Tide Lund Commissioners has progressed to a point in the bay opposite Yuba street, and about 650 feet ontside of Massachusetts street. Should the soundings continue the same as for the past two weeks, a line drawn from Potrero Point to Hunter's Point will nearly define the line of the water front. The survey will complete unother section in about two weeks, and will extend and cover the bay to a point opposite the angle made in the Islais Creek bridge. The commissioners contemplate surveying and selling all the salt marsh and tide, lands tying upon each side of Islans Creek, and at the month of said creek, up to ordinary high tide. They are of the opinion, that the land within these boundaries is the property of the State, under the Arkansas Act, passed September 28, 1850, and the subsequent decision of the Supreme Court of this State.

Street Assessments.

According to the decision of the Supreme Court, in the case of Dougherty vs. Hitchcock, no legal assessment for street work has been issued from the office of the Superintendent of Streets for years past. The system followed in that office has been to attach; to the assessment and diagram a warrant signed by the superintendent, nuthorizing the contractor to collect the accompanying assessment. The Court decided that the assessment, as a separnte instrument, was null and void without that officer's signature, virtually deciding that no assessment had been made. It is estimated that the amount due on completed contracts approximates \$200,000, for which the contractors have no legal claim upon property owners; unless the Street Superintendent be permitted to make a legal assessment. This important point has frequently been raised, but was never before passed upon by

Late Real Estate Sales in New York.

Annexed will be found the particulars of a few late New York real estate transfers, which we give to illustrate to some extent

n	The present rates there.	
Į	the street and 5th av 28% x 125, and lot on 44th	A
ļ	street adjoining, 25 x 100 %	45.0CO
ļ	street adjoining, 25 x 100 3	10,800
Ì		16,000
Ì	The state of the second of the state of the second of the	55,000
Į		
١	The state of the s	1,550
ł	I TO A TOTAL ALLEGATE OTO FORT AT LITTER SEV., ZONITER AND TRANSPORTER	80,000
١	Twenty-third street, 200 feet west of 7th av., 1002 x98 %	95,000
ı	Southeast corner ad av. and 35th street, 20x60	36,000
ĺ	Southeast corner ad av. and doth of 4th av 25x9834	22,000
	South side 40th street, 175 feet east of 4th av., 25x98%	9,000
	South side 117th street, west of 3d av., 17½x100	35,000
		3,000
	12 ALL INC CORE NORTH OF WALLE AND INCLUDE A A A A A A A A A A A A A A A A A A A	
		27,850
		50,000
	North side 139th street, 225 feet west of 11th av., 125x200	50,000
	North side loven bucce, 220 less weeks	
	Toron Word	7

To New York Real Estate Owners Here.

Parties residing upon this coast who have lots in any portion of New York or vicinity which they wish to dispose of, are informed that we have on file all of the sales made there this year, and are. each week in receipt of all late transfers. We are consequently in a position to post them as to values there. We are always ready to purchase New York real estate at a fair price, or to exchange property here for it.

It is said that a better and safer channel to the East River and Long Island Sound, N. Y., can be constructed, than by removing the rocks at Hell Gate. This channel can be made by cutting a canal, 3,500 feet long, 500 feet wide, and 36 feet deep across Astoria Point, from Hullet's Cove to Po-Cove. Query : If Hell Gate is appropriately named, why try to make the pas-sage through it easier? There are already plenty of smooth roads in New York leading in that direction, without additions being made to them.

Handsome Residence with two Blocks of Land in San

We have for sale, in San Leandro, one of the finest and most spacious residences in the State, having all requisite out buildings, along with two well located blocks of land. Parties looking for a first-class residence across the bay, can hardly fail to be suited with the above described property.

Within a few days, some parties have squatted on over a dozen unoccupied fifty vara lots, situated west of Gough street, and along the line of Pacific and adjoining streets northerly, and erected a small shanty upon each. They base their claim to the land upon a title which has already been rejected by the Courts. The move is simply an impudent attempt to black mail the legitimate owners, which will undoubtedly fail. The attempt, at this day, to revive equatter riots is enough of itself, to prove the worthless nature of the claim.

Density of Population.

The new volume of the British Board of Trade Statistical Tables gives the following statement of the population of countries with more than 10,000,000 inhabitants, according to the 31; Brazil, 3. The population of the eight above usined States of the Old World exceeds 270,000,000.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JUNE 26th to JULY 25th, 1868, INCLUSIVE.

[Note. In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those ous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]

North of Market Street. Southwest corner Stockton and Bay, 50-yara lot No. 1530........\$ 8,000 West side Stockton, 1104/ feet south of Pacific south 271/c x 1374/c.

	West side Stockton, 110% feet south of Pacine, south 27% x 137%;		4
	also, west aido Bedford Lane, 117 1/2 feet north of Jackson,		
	north 20 x 36½	19,000	
	Northwest corner Stockton and Vallejo, north 10 x 65 on Vallejo,	1	
	, with lot adjoining on Vallejo, 24 x 70	15,000	
	East side Stockton, 47% feet north of Greenwich, north 40 x 97%.		
	sold November, 1867, for \$7,500	3.500	
	West side Stockton, 2714 feet south of O'Farrell, south 2714 x 8214-	10.000	
	East side Powell, 77 feet north of Washington, north 20 x 60	4.000.	
	East side Powell, 91% feet south of Washington, south 23 x 60	7.000	
	Fast side Mason, 91% feet north of Pacific, north 46 x 63	2.075	
	East side Mason, 77% feet north of Broadway, north 60 x 34%	2,150	
		ال 100 رس	
	West side Mason, 137% feet north of Union, north 28 x 102%,	1 600	
	with L	1,600	
	East side Mason, 97 1/2 feet south of Clay, south 20 x 68 1/2	900	
_	Southwest corner Taylor and Washington, 50-vara	30,000	
	East side Taylor, 137 % feet south of Geary, south 25 x 87 %	2,500	
	East side Jones, 87% feet south of Ellis, south 50 x 82%	4,300	
	East side Leavenworth, 137 1/2 feet south of Post, south 23 x 6824.	5,000	
	West side Hyde, 77% feet north of Sutter, north 50 x 137%	7,900	
	East side Hyde, 112% feet north of Turk, north 25 x 87%	6,500	
_	East side Larkin, 80 feet north of Geary, north 57 1/2 x 60	4,150	
	Southeast corner Bay and Jones, 50-vara 1519	1,200	
	South side Francisco, 1021/2 feet east of Hyde, east 35 x 1371/2	1,650	
	South side Chestnut, 2061 feet east of Stockton, east 3415 x 13716	1,400	
	North side Lombard, 137% feet cast of Stockton, east 27% x 137%	2:250	
	South side Greenwich, 160 feet west of Taylor, west 30 x 70	1,125	
	North side Greenwich, 80 feet west of Dupout, west 40 x 90,	5,000	
	North side Union, 40 feet west of Hyde, west 20 x 60	600	
	North side Union, 20 feet west of Kearny, west 20 x 57 k	1.700	
	South the Broadway, 10714 feet east of Battery, east 30 x 120	16,000	
	Northwest corner Pacific and Leavenworth, west 20 x 60	2,500	
	South side Jackson, 47% feet east of Mason, cast 23% x 89%	2,500	
	South side Jackson, 100 feet east of Montgomery, south 50, east to	2,000	
	Jones' Alley, north to Jackson, and west to beginning.	4,250	
		3,000	
	South side Jackson, 75 feet east of Montgomery, east 25 x 50		
	Southeast corner Jackson and Mason, east 47 3 x 89 16	5,500	
	Southeast corner Washington and Powell, east 341/5 x 6834	7,800 -	
	South side Washington, 28 feet west of Wetmore Place, west	0.000	
	28 x 82 1/4	3,900	
	South side Clay, 13714, feet east of Kearny, west 24 x 61 4	21,000	
	North side Sacramente, 409 feet east of Drumm, city slip lots 111		
	to 116 inclusive	25,000	
_		17,500-	
	South side California, 59 1-6 feet west of Kearny, west 48 4 x 93 4	21,000	
	South side Pine, 165 feet east of Montgomery, east 40 x 137 12, sold		
	July 4, 1867, for \$33,500, and sold November 29, 1867, for		
		140 000	

North side Bush, 68% feet west of Dupont, west 28% x 137½.... _9,000. North side Bush, 55 feet east of Mason, east 27 1/4 x 120...... South side Bush, 206¼ feet west of Montgomery, west 34½ x 137½ 43,000 South side Bush, 157½ feet west of Taylor, west 37½ x 70...... 8,000 North side Post, 137% feet east of Taylor, east 50 x 137%...... North side Geary, 77% feet east of Taylor, east 20 x 60. South side Geary, 11216 feet east of Mason, east 25 x 105...... North side Geary, 80 feet east of Dupont, east 40 x 62 ½....... Northwest corner Geary and Hyde, west 37 ½ x 68 ½...... Southwest corner O'Farrell and Leavenworth, 50-vara 1172, \$14,000, South side O'Farrell, 27% feet west of Jones, west 22 x 68% South side O'Farrell, 471/2 feet east of Hyde, east 221/2 x 771/2..... Southeast corner Tyler and Jones, 50-vara 1054..... 18,000 South side Market, 475 feet west of Sixth, west 50 x 90, sold March 10. 1868, for \$14,000; now resold for North side Market, 1914 feet west of Van Ness Avenue, southwest

\$45,000; now sold for

1867, for \$2,225; house and lot now sold for..... East side Steuart, running through to East, water lot 657.......... 18,000 South of Market and East of Ninth Street,

27 1-6, north 96%, east 22, south 80%, ground sold April 24.

West side Third, 25 feet north of Harrison, north 25 x 80.......... 3.500

	West side Third, 70 feet north of Branhan, north 48 x 100 to Hunt	0,100
	street, with additional lot, 24 x 70, on Hunt	19,900
	West side Third, 118 feet north of Brannan, north 24 x 90	7,650
	West side Third, 142 feet north of Brannan, north 48 x 160 to Hnut	18,150
	Southwest corner Fourth and Harrison, southwest 130 x 80	33,000
	West side Fourth, 144 feet south of Brannan, south 24 x 100, sold	00,000
		6,350
	May 20th for \$5,350	0,000
	rear 25 x 48	23,000
	West side Fourth, 48 feet south of Folsom, south 92 x 75, sold Oc-	20,000
		30,000
37	East side Fifth, 80 feet porth of Harrison, north 40 x 80	5,900
	Southeast corner Fifth and Shipley, south 50 x 100	16,000
	East side Sixth, 110 feet north of Brannan, north 95 x 275	15,500
	West side Sixth, 55 feet south of Howard, south 50 x 80	13,000
	West side Sixth, 75 feet south of Folsom, south 50 x 60	9,000
	Northwest corner Seventh and Folsom, north 55 x 85	11,500
	East side Seventh, 90 feet north of Howard, north 25 x 75	3,000
	Southeast corner Seventh and Minna, south 30 x 80	5,400
	Southwest corner Seventh and Folsom, west 30 x 90	12,425
	Undivided half 100 vara 282, northeast corner Lighth and Mission	31,250
	East side Ninth, 175 feet north of Harrison, north 100 x 100	4,250
	North side Mission, 156 feet west of First, west 46 x 99 %	15,000
	North aide Mission, 56 feet east of Second, east 56 x 100 1/2	25,000
_	North side Mission, 155 feet west of Sixth, west 25 x 85	-5,0(X)
	North side Howard, 225 feet east of Sixth, east 50 x 85	6,000
	North side Howard, 207 feet west of Second, west 23 x 80	6,000
	North side Howard, 225 feet east of Seventh, east-25 x 90	2,450
	South side Folsom, 340 feet east of Highth, east 25 x 165	3,000
	East corner Folsom and Fremont, southeast 68 & x 70	21,500
	Southeast corner Folsom and Seventh, cast 25 x 90	11,870
	North side-Folsom, 500 feet west of Fifth, west 25 x 85	3.000
	South side Harrison, 300 feet east of Sixth, east 25 x 75	1.800
	North side Harrison, 125 feet west of Fifth, west 23 x 75	3,150
	South side Bryant, 200 feet west of Fourth, west 25 x 85, sold Jan-	-,-30
	uary, 1867, for \$1,600; now resold for	2,250
	South side Bryant, 457 feet east of Third, east 21 1/4 x 80	5,000
	Matters warm we hasted and speed damp or witness and an one and a contract of	21006
	Mission Addition and Devond	1

Southeast corner Folsom and Sev-nin, cast 25 x 90	11,870	1
North side-Folsom, 500 feet west of Fifth, west 25 x 85	3,060	1 6
South side Harrison, 300 feet east of Sixth, east 25 x 75	1,800	1 6
North side Harrison, 125 feet west of Fifth, west 23 x 75	3,150	1
South side Bryant, 200 feet west of Fourth, west 25 x 85, sold Jan-	e	1
uary, 1867, for \$1,600; now resold for	2,250	
South side Bryant, 457 feet east of Third, east 2114 x 80	5,000	i
Mission Addition and Beyond,	1	
Southwest corner Eleventh and Natoma, south 30 x 90	3,000	1 5
South side Eleventh, 130 feet west of Harrison, west 25 x 5914	1,200	1 3
South side Seventeenth, 62% feet west of Diamond, west 62% x 75	800	1 3
North side Seventeenth, 50% feet east of Onerrero, east 36 x 102	1,700	1 '
South side Seventeenth, 352 feet east of Dolores, cast 45 x 228	3,000	1
Southeast corner Nineteenth and Donglas, east 125 x 75	1.350	1
South side Twentieth, 55 feet east of Church, east 25 x 114	450	1
South side Twenty-third, 50 feet west of York, west 25 x 104	700	9
Northeast corner Twenty-fourth and Bartlett, north 65 x 117 %,/	****	1
sold April, 1867, for \$1,200; now resold for	2,400	1
Northwest corner Twenty-fifth and Bryant, west 50 x 104, sold	-,	1
March, 1867, for \$800; now resold for	2.050	1
Northeast corner Twenty-fifth and Alabama, cast 50 x 104	1,600	I
East side Mission, 359 feet south of Twenty-first, south 30 x 122 1/4,	2,000	1
- sold April last for \$1,000; now resold for	1.400	-
Northeast corner Howard and Nineteenth, north 60 x 122 16	5,750	1
West side Folsom, 170 feet north of Twenty-fourth, north 30 x	4,100	I
122 %, sold April last for \$1,000; resold for	1,250	8
West side Bryant, 130 feet north of Twenty-third, north 26 x-100,	-,-00	I
sold May last for \$625; resold for	700	I
East side Bryant, 130 feet north of Twenty-fourth, north 26 x 100.	500	I
		1

ļ	
1	Fast side Valencia, 85 feet south of Twenty-sixth, south 28 x 125.
ł	East side Church, 26 feet north of Twenty-second, north 104 x 125 1,
ŀ	East side Church, 182 feet north of Twenty-second, north 26 x 4253
Ì	East side Church, 130 feet north of Twenty-second, north 52 x 125
į	Southwest corner Church and Elizabeth, west 75 x 114
Ì	Northwest corner Noe and Jersey, north 114 x 80
1	East side Castro, 40 feet south of Henry, south 25 x 80,
	West alde York, 130 feet south of Twenty-third, south 26 x 100
	West side Columbia: 90 feet south of Twenty-fifth, 25 x 100
	West side Columbia, 40 feet south of Twenty-fifth, south 50 x 100 1.
ı	East side Alabama, 208 feet north of Twenty-third, north 26 x 100
ı	West side Fair Oaks, 157 feet south of Eighteenth, south 45 x 110
4	

Western Addition.

Northeast corner Polk and Jackson, east 47 1/21/3. Northeast corner Polk and Jackson, east 47 (x 127%).
West side Van Ness avenue, 60 feet north of Grove, north 30x109 %
West side Franklin, 80 feet south of Hayes, west 40x112 %
Southeast corner Franklin and Sacramento, south 127% x 823%.
Northwest corner Gough and McAllister, 228% on Gough, west East side Pierce, 871/2 feet south of O'Farrell, south 50x105; sold in March last for \$750, now resold for ... Southwest corner Scott and Fell, south 226, northwest 138%, north

205%, east 137%, Southwest corner Scott-and Ellis, south 45%x115... West side Scott, 100 feet south of Turk, lot 25x180, and lot 25x90. West side Scott, 27% feet north of O'Farrell, north 27%x96½.... East side Devisadero, 75 feet south of Turk, south 50x90....... West side Devisadero, 87% feet south of Ellis, south 50x90... West side Devisadero, 137 & feet north of O'Farrell, north 27 2 x90 Southwest corner Broderick and Sacramento, south 77 lex \$236 Northwest corner Baker and Post, north 275, to southwest corner Baker and Sutter, by 275 on Post and Sutter, four-50-varus. Northwest corner Baker and Sutter, 50-vara, ... Southeast corner Baker and Sutter, east 275x13714.....

Northeast corner Baker and Post, 50-vara. East side Lyon, 2714 feet south of Sutter, south 55x110... East side Lyon, 82% feet north of Post, north 55x110... East side Exon 55 feet north of Post north 27 5 x 100. onth side Vallejo, 211 % feet west of Larkin, west 684, x137 %. North side Broadway, 1841; feet west of Van Ness Avenue, west South side Pacific, 27% feet cast of Laguna, cast 60x12714. North side Pacific, 87% feet east of Franklin, east 50x127%. South side Clay, 110 feet east of Broderick, east 27%x127%. Northeast corner Pine and Baker, east 8215x8216 North side Pine, 5715 feet east of Baker, east 25x8214 South side Bush, 1974 feet east of Haker, east 27 5x1071 Northwest corner Bush and Scott, west 27 1/2 x137 1/2 South side Bush, 82% feet east of Pierce, east 27 5x100. South side Bush, 165 feet west of Polk, west 27 %x120. outh side Sutter, 137 1/2 feet east of Broderick, east 311, x137 1/2...

orth side Eddy, 51% feet west of Laguna, west 51 %x120 Northeast corner Tyler and Pierce, cast 275x13714 Northeast corner Tyler and Franklin, east 137 16 x120, sold last North side Fulton, 1764 feet west of Franklin, west 30x120 South side Fulton, 100 feet east of Octavia, east 25x137 5..... outheast corner Fulton and Laguna, east 110x120..... North side Fulton, 27% east of Buchanan, east 27½ x120.... North side Grove, 55 feet east of Octavia, east 27½ x68½... Northwest corner Grove and Webster, 50 yara... North side Hayes, 50 feet west of Franklin, west 25x120.... forth side Fell, 192 % feet west of Franklin, west 82 4 x120. North side Fell, 137 % feet east of Franklin, east 137 % x120. South side Fell, 137 % feet west of Franklin, west 137 %x120 North side Fell, 1374 feet west of Gough, west 27 kx120... North side Fell, 1374 feet west of Buchanan, west 55x120...

North side Oak, 137 % feet west of Octavia, west 137 4x137 %

Southwest corner Post and Octavia, west 251/2x120 .

South side Geary, 13714 feet west of Polk, west 13714x120

outh side Ellis, 129 feet west of Laguna, west 103x120...

South side Eddy, 13714 feet west of Franklin, west 137 14x120 ...

forth side Page, 116 feet east of Octavia, east 21 1 x120 ...

Miscellaneous Sales.	~
East side Zoe Place, 68% feet south of Folsom, south 231/x50 Lot 11, block 436, South San Francisco	
Lots 1, 2, 3, block 10, San Miguel City	
Southeast corner South Park avenue and Central place, southeast	
Southeast corner Potrero avenue and Marlposa, east 660, southeast 26214, west 660, thence to beginning, except lot 50x100	1.
Undivided half of same as last	-
Undivided 24% acres northeast of Scal Rock Ranch, with certain	
exceptions	:
Lots 11 and 12, block 155; let 4, block 287; lets 8 and 9, block 1030; lets 4 and 5, block 230.	9
Lots 1, 3, 4, 8 and 16, Block 269, South San Francisco Association	1
Northeast side Rincon place, 200 feet southeast of Harrison, south east 25 x 125	4
North side Figg, 160 feet west of Diamond, west 80x114	-

Fifty-varas 3 and 4, block 378; 50-varas 3 and 4, block 379; parts of 50-varas 1,5 and 6, block 437; parts of 50-varas 1,2 and 6, block 436; also 50-varas 1,2 and 6, block 201—all in Western South side Clementina, 177% feet east of Sixth, cast 97%x80..... Northwest corner Ynba and Vermont, west 100x100.....

North side Stevenson, 195 feet east of Fourth, east 80x70, with an ard, northwest 27 x 113 4 Lot 72, fourth purchase S. F. II. Union outh side Natoma, 115 feet west of Eleventh, west 50x50...... Lot 7, block 325, S. S. F. Association.... East side Columbia pl., 125 ft. north of Prospect pl., south 80x25 forth side Minna, 395 feet west of Third, west 20x70. West side Columbia, 40 feet south of Twenty-fifth, south 50x100... South side M street, 235 feet west of Valencia, west 50x114..... outh side Perry, 101 feet east of Fifth, east 24x80.... North side Tchama, 250 feet east of Second, east 25x80.

Vest side Douglas, 218 feet north of Seventeenth, north 54x136 . . Lot 1 block B. Eureka Homestead East side Old San Jose Road, 65 feet north of Twenty-sixth, north North side Jersey, 200 feet east of Church, east 25x114..... South side Natoma, 90 feet west of Eleventh, west 25x80...... North side Tehama, 205 feet west of First, west 25x80..... North side Clementiffa, 205 feet west of Ecker, near Second, west Lots 102 to 106 inclusive, Red House Tract . . North side Silver, 225 feet west of Third, west 25x75. North side John, 80 feet west of Powell, west 20x62 1

Lots 10, 13 and 14, Block 19 Fairmount Tract..... North side Sierra, 50 feet west of Georgia, west 25x100. East side Diamond, 135 feet south of Ninetecuth, cast 125x55.... Lots 7, 8, 9 and 10, Block 4, West End Map 2.... Northwest side Otsego Avenue, 266% feet northeast Seneca Avenue, northeast 5715 x237.

North side Oregon, 87% feet east of Battery, east 50xf0...... East side Michigan, 250 feet north of Slerra, north 50x100..... South side Perry, 275 feet west of Fourth, west 25x80..... Lots 24 and 70, Red House Tract..... Lots 236 and 238. Glft Map 3.... Lots 1 and 2, Block 388, South San Francisco.

	2- 3-d-s
Northwest corner Bruuswick and La Fayette, west 178 by 126, V	Vest
Ind	300
South side Minna, 510 feet west of Third, west 20x70	3,700
South side Elizabeth, 75 feet west of Church, west 25x114	450
South side Clary, 350 feet west of Fourth, west 25x75	3,000
West side Tehama, 250 feet north of Norwieh, north 25x80	1,100
1. East side Vicksburg, 65 feet south of Twenty-third, south 65x11	736 750
Lot 536, Gift Map 1	100
East side Park avenue, 225 feet south of Harrison, south 25x80	1,475

Pacific Rallroad Agricultural Lands - Their Nature, Price. Etc.

We have been shown a pamphlet containing all particulars relative to the quality, location, price, etc., of the lands owned by the Central Pacific Railroad Company along the line of its roud, from which we glean the following facts. It will be seen that the company offers for sale some of the choicest and most conveniently located land in the State, at a very low price, and when desired the privilege of the credit system is granted;

-The Central Pacific Railfoad Company has every variety of

land, situated in the different climates between semi-tropical and temperate. Near Sacramento it has large quantities of what are called "bottom lands," that is, lands that are overflowed partially or entirely in Winter, and which are annually enriched by-deposite brought down by the water from the mountains. Above the bottoms are the company's prairie lands. This is preeminently the wheat, grazing, and orchard section of the State. It has no underbrush, and with the first rains of November is, without any preparation, ready for the plow. All kinds of fruit that will grow in the climates named, thrive well on these lands. as well as many of the mut-benring trees. They are also well adapted for grazing and dairy jurposes. Along the line of the railroad, after leaving the prairie lands, the road passes over about twenty-five miles of rolling lands and low hills. These contain' groves of oak trees, and many tracts that are heavily timbered. Among these hills are grazed large herds of eattle. horses, and sheep. The best sheep ranges of the State are in this section. The wild outs und native grasses are nutritious, and abundant. In no place do the various kinds of European grapes thrive so well, and produce such excellent qualities of wine and table fruit, as on the hills that lie at the base of the Sierras No instance has ever been known of a failure of the grape crop here. Some of the largest vineyards in the State are on lands that have been purchased from the railroad company. Ascending the Sierras, and above the vineyard lands, the oaks give place to deuse forests of pines; firs, and cedars. The pine forests of these hills, in quantity and in the quality of the lumber made; are, unexcelled. 'Among the higher ranges of the mountains are extensive and numerous valleys that produce nutritions and luxuriant grasses, which are extensively grazed by large and numerous herds of cattle and sheep-during the Summer and Autumn months. The amount of butter and cheese that is sent to market from these valleys is yearly increasing. There yet remain large quantities of land to be sold within distances from two to ten miles from railroad stations. There are also many towns and villages at various points within the reservation, and at various distances from the line of the road, so that a purchaser has no difficulty in finding land in the immediate vicinity of schools, stores, blacksmith and wagon shops. 'The farmer cultivating these lands has a choice among three markets. He can send them to the cities or towns in his immediate neighborhood, to the gold mining regions of California, or to the silver-bearing regions of Nevada. Wheat, barley, and various other crops can always be sold on the lands where produced to the agents of millmen and shippers who travel the country for the purpose of making purchases. The price fixed by the company for the best class of agricultural, wheat, orchard, dairy, and vineyard lands is \$2.50 per acre; oak-wood land, \$5 per acre; and first-class pine timber land. \$10 per acre. With a desire on the part of the company to dispose of its lands to men who will cultivate the soil, it sells its agricultural lands on a credit of five years if desired, the purchaser paying at the time of the purchase twenty per cent, of the principal, and the remainder bearing interest at ten per cent. per annun, that being the rate of interest established by law in California. The purchaser from the railroad is not limited as to quantity, and when the money is paid and the deed issued, he can do as he pleases with the land-it is his in fee-simple. The policy of the company is and has always been to sell its land at low prices, and upon easy terms of payment. Its directors believe its best interests are promoted by selling its lands near the line of the road to men who will personally cultivate the soil.

Et Tn, Brute!

4,000

. We have sad news to communicate to the citizens of "the great commercial metropolis," Oakland. Severul events have occurred recently to set back the prospects of the said metropolis; but the worst has come. The chief municipal officer of Oakland-the "big injun," in fact, of the placeturned his buck upon it last mouth; cast the dust of its real estate behind him, shouldered his money-bugs, came neross the bay to San Francisco, and invested heavily in our city slip and north beach water lots. This he did, probably, because he thought that Oakland water lots had rather shuky prospects of ever becoming very valuable in a commercial point of view. The gentleman named has shown his faith in Oakland by his works. We hope, for the sake of the place, that other citizens of Oakland are not following his example, although, as our readers will remember, we told them, three months ago, when the Oakland excitement raged most, that, while Qaklanders were asserting vehemently that San Francisco was about to be left in the shade by the village across the bay, as a rule they were quietly selling out all the real estate they owned there at the greatly inflated prices then roling.

Disincorporated.

The Hibernia Savings and Land Association has disincorporated, after a wrangling and not very useful existence of semo two years. The name of the Association was made so closely to resemble that of the Hibernia Savings and Loan Society, that some persons confounded the two. One city paper, indeed, erroneously stated that it was the latter corporation which had 1,400 | wound up its affairs.

A New Homestead Association.

I We have been requested to publish the following candid prospectus of a new homestead association, which in many of the particulars given resembles a few of the homestead associations that have originated in Alameda county lately, and in this city in past years:]

PROSPECTUS OF THE TAKE-IN HOMESTEAD ASSOCIATION.

The projectors of this beneficent (personal) project desire to call the attention of the public to the unequaled advantages which it will yield (to those who have it in charge).

The size of each lot is not inconveniently large. The tract is of easy access to the city, it being only necessary for one living on it to sit up all night and walk eight miles to reach town at an early hour in the morning. There is some rising ground on the tract, but none of it is out of the reach of well-trained goats. Every portion of the ground is well aired, being fully exposed to the prevniling winds. The site in this respect presents unequaled advantages to those who have a superabundance of hair on their heads. There are no "living streams" in Summer on the tract, but, if necessary, the projectors will draw on their imaginations for all the water that is required,

There are several groves of live oak and other handsome trees about ten miles distant from this homestead tract. These groves can be plainly seen on a clear day, and as " distance lends enchantment to the view, it is much better that they are far off

than upon the ground. Those who now take stock in this homestead association can confidently count upon growing rich through the investment by slow and easy stages. The success of similar enterprises guarantees this. Look at Collinsville!

There are not rery many handsome residences on the tract vet; but there is no law against the stockholders immediately erecting costly structures upon it.

As the needs of the projectors for money are pressing, applications for stock must be made immediately. J. PLAINTRUTH, President.

STILL DEADBROKE, Secretary.

High and Low-Priced Farming Lands. Several of the papers of the State have called attention to the unjustifiably high prices which farming lands in the Bay counties command, as compared with those for which equally good land can be had in various portions of the interior. Good farm ing land in the counties named is selling at \$50 to \$100 per acre, while better land, because the soil is a virgin one which has never been tilled, can be had at \$3 to \$10 per acre, in ma places in the foothills of the Sierras and Coast Range, and also in many of the Southern counties of the State. The objections to the land in these places are, that it is far removed from amarket, and that there are no cheap and expeditions transportation facilities to bring its products within easy reach of one. These objections are, at present, strong ones; but it must be recollected that each year-will-lessen their force. Railroads and wagon roads will soon be supplied to each section of the State, where good tillable land exists. Those who purchase these lands at the low rates they are now being offered at, may suffer from many present inconveniences, and may not grow rich suddenly; but, if they will bring a reasonable amount of patience and industry to bear in their business, they are certain, in five to ten years, to make three to five times as much money, net, as those who purchase the high-priced lands we have named, at ruling rates. These lands have now generally been worked for an average, probably, of ten

a great extent been impaired. much to do with the price and the preference given to land that is lying comparatively contiguous to it. Farmers generally know that, in the end, they will make more by purchasing in the outer rim of the circle of improvements in a country, which is always widening gradually, than they can by coming inside of it to invest, because, where all the conveniences exist, maximums of value have been attained, and have to be paid. But shivering souls must stick to the places where the crowd is to be found because they find everything to their hands there, beingafraid, apparently, even when fortune beckons, to venture to

years, and this short period is sufficient, under our most careless

and exhaustive system of culture, to reduce a soil from a state

of virgin richness to the comparative poverty of yield which al-

ways overtakes soils that have for any length of time been put

through a careless round of cultivation of the same crops. -For

this reason, therefore, those who are looking for farms in this

State should in every way prefer cheap land, that has never-

been cultivated, to very dear land, the richness of which has to

High Prices Keeping Back Improvements.

rely upon nature and their own energy and resources.

The water front property lying south of the Potrero, held by the South San Francisco, Golden City, Bay View, Central Park, and other Homestead Associations, is connected with the city by horse-cars, and has a spacious dry dock, which was expressly built to benefit it, yet no section of our city property is more backward in improving; while, from the advantages named, and its many natural ones, it should and would be the most forward, but for the fact that industrious puffing of what was to be there fauned prices up to figures far beyond what were justifiable. The property is mostly held in small lots by separate owners, all of whom think that the locality named will soon be covered with manufactories, warehouses, ship-yards, etc., while, at the same time, they persistently keep those who would inaugurate such beneficial projects away, by asking unreasonable prices for the land. No speculators in the world are so grasping as small ones, none are so unreasonable, and, when they get together, none do so much to keep back improvements. They have no money and no spirit to improve themselves, and those that have both they keep away, by asking outrageous prices. A drive along the water front, south of the Potrero, will convince both those who are, and those who are not interested, that we speak correctly in this matter.

Down on Smoking.

The fire marshal of New York recommends that a higher rate of premiums for fire insurances be charged to merchants who permit tobacco smoking on their premises.

The Nicolson Pavement Ruled Out.

The Supreme Court of this State has decided that all contracts made for laying the Nicolson pavement in this city were null and void, because, while the law provides that all street work shall be open to public competition, and awarded to the lowest responsible bidder, the Nicolson pavement is covered by a patent held by a few individuals, and it was therefore impossible for street contractors in general, or for a majority of the property owners interested, to enter into competition with the holders of the patent. Two years ago, the following Act was passed, for the benefit of the owners of the Nicolson patent:

Whenever a majority of the owners, or their agents, in frontage of any block of land fronting on any street, lane, place, alley, court, or street-crossings in the city and county of San. Francisco petition the Board of Supervisors of said-city and county for the construction of the Nicolson pavement, the said Board of Supervisors shall order the same to be laid down and constructed under the same laws and regulations as other pavements are constructed."

This Act is pulpably absurd, because, for the reason assigned above, the Nicolson pavearent could not be laid down " under the same laws and regulations" which regulate the construction of other pavements. Therefore, the Supreme Court has knocked all Nicolson pavement contracts in the head, and, if property owners choose, the company may lose the greater portion of some \$60,000, which is due to its for work already performed. And there is little doubt but that many property owners will take full advantage of the late decision, for the reason that the company, in many-instances, laid its pavement down in defiance of the earnest protests of a majority of them, as we showed some time since. Many property owners, however, agreed to have the Nicolson pavement laid upon the streets in front of their lots; and none of them, we trust, will be dishonest enough to take advantage of the position in which the company is now placed. In future, no wooden pavement can be laid here, we presume, except by private contract; consequently, cobblestone pavement has again attained its old supremacy, which i will undoubtedly keep, too, if contractors will only use good cobbles, and lay and cover them in properly. A well constructed cobble stone pavement is not surpassed by any that has ever been in use here.

Selling Extensively.

The managers of the Pacific Mail Company here have sold the lot on the northeast corner of Sansome and California streets at the same price which the company paid for it, viz., \$90,000. They have also sold ten and one-half fifty-vara lots out of the company's property at Second and Townsend streets, viz.: three 50-varas out of 100-vara 148; two 50-varas out of 100-vara 110; all of 100-vara 147; and a 50-vara and lot 50x160 out of 100-vara 109. The price paid by the buyer for this property was \$250,000. Within the past few days, a rumor has prevailed that the company was quietly selling off all its property in the above lo-cality, with the intention of moving its docks, etc., to North Beach, where it was said a water block was being piled for it. We have the very best authority for stating that there is not a particle of truth in this rumor. The company still owns sixteen 50-vara lots where its docks are, besides a large interest in property adjoining them. In addition to the property described, the Pacific Mail Company lately sold all its machine shops, machinery and land in Benicia, to a company of San Franciscans, who intend starting a foundry here with the machinery purchased. The managers of the Pacific Mail Company here lately received orders from New York to sell all the real estate which the company owns on this coast, except that which is in actual use. The North Beach property, the piting of which gave rise to the rumor of the intention of the Pacific Mail Company to move there, is located on the street at the foot of Francisco street. A lease of it was granted by the last Legislature to the Cousins Floating Dry Dock company, which company is now preparing to creet a floating dry dock.

A Great Project Set Back.

The valuation of some 5,000 acres of tide lands, lying south of Visitacion Valley, in San-Mateo county, at \$1,000 per acre, by the commissioners appointed by the Governor for its appraisal, was the death knell of the San Matco Tanning and Manufacturing Company, the projectors of which expected to secure it at \$1.25 per acre. The whole affair was, of course, a speculation, the intention not being to make leather, but to secure a nice little pile of pecuniary "tin." The valuation of the tract at \$1,000 per acre by the commissioners was, however, utterly absurd—the land not being worth more than \$5 at the very most, because it is far from the city, and, to reclaim it all, would require millions of dollars. It was right, that even the honest tanners should not have it at \$1.25 per acre, but, if the State got the commissioners' price for it, she would outrageously swindle the purchaser. It is to the State's interest to get rid of these swamp lands at a fair price, so that they may be reclaimed and turned to some useful purpose, but purchasers are not likely to be found, if commissioners, who have not the most remote idea of equitable valuation continue to be appointed.

The Tide Land Commissioners, for not very clear reasons have disapproved of the sixty-acres location in Mission Bay, selected by the Southern and Western Pacific Railroad Companies for terminal purposes. It is now the fashion to applaud every act of State officers which appears to be adverse to any company or corporation.

The Latest Extension Project.

The extension of Sausome street, south, between First and Second streets, is the latest extension project. It would be well enough, we think, however, to see what success attends the proposed extension of Montgomery street, before any new projects of this nature are attempted.

The Outside Land Order a Law.

Order No. 823, declaring the new outside land map, with reservations amounting to 1,400 acres, for a park, city hall, cemetery, etc., official, has become a law. The pro-rata assessments, to pay the owners of these 1,400 acres for their lands, will soon be levied upon, and must be paid by the remaining owners.

100 Acres of Land with Water Frontage for Sale.

The above tract adjoins Bay View on the south; is nearly all level or rolling land; has a rich, warm soil that is fruitful, of garden products, and can, even for this purpose, be made to yield a good income. The tract is only five miles from the city. The terms can be made to suit the purchaser. The title will be guaranteed to be perfect. This is the last large piece of ground with water frontage that is now in the market.

The comparative value of ground in different countries and different localities is always a subject of interest. In a general way "feet front" on Oxford street or the Strand in London, will sell for twice as much as on Broadway or on the Boulevards. The most valuable corner lot in Paris has just been confiscated

M. Didier, Deputy in the Corps Legislatif, was awarded the sum of \$450,000 in gold, for the corner house and lot on the Ruo, de la Paix and the Boulevard. The lot is of an irregular form, but it may be said to be 25 feet in width and 75 feet in length. It is admitted to be the most valuable lot in Paris, and the honest tax-payers when they walk over it hereafter in the course of the new street, will feel as if they were walking on pearls and diamonds. But this is not all; the occupants of the house were. paid large sums for the derangement of moving, the breaking up of their leases, and the loss accruing from a change of location M. Tahan, the lessee, who had only three years' longer lease, got an indemnity of \$38,000; another shop in the same house got the same amount, and the people on the upper floors got smaller sums, say a total for the whole house of \$100,000; making the total cost of this house and small piece of ground, \$550,000.

The house on the corner opposite, the Dover Hotel, which also disappears in order to regularize the new square, an old house like Didier's, and occupying still less ground, got an indemnity for the house and lot alone of 1,350,000 francs, while three merchants in the house got indemnities, respectively, of \$300,000 francs, 120,000 francs, and 60,000 francs. So that this corner, which is less valuable than the other, cost the Government a total of inore than \$400 000.

Some of the other houses in the neighborhood of Tahan's corner were awarded indemnities larger than the hotel Dover house, for the reason that it is considered the best side for business. For example, No. 26 Rue de la Paix, a large and tolerably good house, obtained an indemnity of \$390,000, while the different merchants in the house obtained the following exorbitant sums: Maquet, stationer, \$60,000 for six years' lease; a jeweler, \$30,000 for nine years' lease; a retail cutlery store, \$25,000; a dentist, \$18,000; a tailor, \$16,000; and so on, till a total bill for the house and leases was made up of about \$600,000 in gold!

In fine—and here is a figure to open the eyes of all legislators. who contemplate confiscating their neighbors' goods to "public utility "-the total of sums awarded for the right of way through this first block from the Rue de la Paix to the Rue Louis lo Grand, comprising a width of about 500 feet and a length of about 600 feet, was 60,000,000 francs, or \$12,000,000 in gold! So that it will cost to build the two streets which commence heretogether and run, one to the Louvre and the other to the Bastille. much money as is required to run the Government of the United States for one year! These two streets, or at least the one running from the Grand Opera to the Louvre, will be the finest in Paris, and will contain the best and dearest stores. The Government will get back a good deal of the expense in the bits of ground it has seized and will re-sell, and in the increased taxes on the fine houses and fine stores to be built. It also makes considerable money out of the material of the old houses,

for the stones serve perfectly for rebuilding.

The question is often asked, what is the annual income of a house at Paris? Of two hundred houses sold last year, on whichpositive information has been obtained, the following is the revenue to the proprietors for rents: Four brought less than 5 per cent.; seventeen from 5 to 51 per cent.; 37 from 6 to 61 per cent.; 52 from 7 to 71 per cent.; 30 from 8 to 81 per cent., and 40 brought more than 81 per cent. So that the general average may be fixed at about 7 per cent.—8 per cent. in the rich quar-

ter, and 6 in the poor. Woke Up at Last.

That portion of the city lying north of Washington, and west of Larkin street, in the vicinity of the Presidio road, has always been the least stirring section in our real estate market. For the past twelve years, no improvements worthy of the name were made there, until within the past six months, since which time some dozen of the finest residences in the city have been erected upon large lots, with ornamental grounds attached. Many more fine residences are projected in the vicloity named, much of the property having changed hands of late.

Several streets, too, have been opened up, by grading and macadamizing. In fact, contrary to all previous calculations, there is decided promise, that a section which has heretofore been given up almost altogether to milk ranches and vegetable gardens is about to be generally covered by some of the handsomest residences in the city. After this, owners of property in any portion of the county need never despair.

Business of the Savings Banks.

The total amount of money deposited with our eight Savings and Loan Societies is \$19,687,000. These Banks have 26,024 open account depositors; the average amount deposited by each is \$756; the gross earnings of the eight, for the first six months of the year, were \$946,198. The average net dividend paid by each Bank was at the rate of 10 per cent. per annum. One or two of them, for an advertisement to bring up its business, paid a higher rate than this, but the earnings did not justify it. One of these Savings Banks (the Hibernia) has deposits amount-ing to \$8,425,561, and its total six months' dividend amounted to \$342,212. It has 12,160 depositors. Its business is conducted with great economy, and with signal success.

To be Removed.

Knox, the hatter, lately sned the city of New York for damages entailed upon his business by the bridge across Broadw at Fulton street. The Court ordered "the nuisance to moved within ninety days," but gave Knox no damages.



Effect of Slave Labor Upon Land.

Aside entirely from political grounds, every lover of his country must rejoice at the abolition of slavery, if for no other reason, because of the fatal results to the soil which always attended its culture by such laborers. These results are clearly set-forth in the following extract:-

"Slavery, as a permanent system, has need not merely of a fertile soil, but of a practically unlimited extent of it. The difficulty of teaching the slave anything is so great—the result of the compulsory ignorance in which he is kept, combined with want of intelligent interest in his work—that the only chance of rendering his labor profitable is, when he has once learned a lesson, to keep him to that lesson for life. Accordingly, where agricultural operations are carried on by slaves, the business of each gang is always restricted to the raising of a single product. Whatever crop be best suited to the character of the soil and the nature of slave industry, whether cotton, tobacco, sugar or rice, that crop is cultivated, and that crop only. Rotation of crops is thus precluded by the conditions of the case. The soil is tasked again and again to yield the same product, and the inevitable result follows: After a short series of years its fertility is completely exhausted, the planter abandons the ground be has rendered worthless, and passes on to seek in new soils for that fertility under which alone the agencies at his disposal can be profitably layed The practical results of the system are thus described by a native of the South : 'I can show you, withsorrow, in the older portions of Atabama, and in my native county of Madison, the sad memorials of the artless and exhausting culture of cotton. Our small planters, after taking the cream off their lands, unable to restore them by any means, rest, manures, or otherwise, are going further west and southin search of other virgin lands, which they may and will despoil and impoverish in like manner. * * In traversing my county, one will discover numerous farm houses, once the abode of intelligent and industrious freemen, now occupied by slaves, or tenantless, deserted, and dilipidated; he will observe fields. once fertile, now unfenced, abandoned, and covered with those evil harbingers-fox-tail and broom-sedge; he will see the moss growing on the mouldering walls of once thrifty villages; and will find one only master grasps the whole domain that once furnished happy homes for a dozen families. Indeed, a country in its infancy, where, fifty-years ago, scarcely a forest-tree had been felled by the axe of the pinneer, is already exhibiting the painful signs of senility and decay apparent in Virginia and the Carolinas; the freshness of its agricultural glory is gone, and the vigor of its youth is extinct, and the spirit of desolation seems brooding over it.' Even in Texas, before it had been ten vears under the dominion of this devastating system, Mr. Olmstead tells us that the spectacle so familiar and so melancholy in all the older Southern States was already not unfrequently seen by the traveler-'an abandoned plantation of worn out fields, with its little village of dwellings, now a home only for wolves and vultures.' "

Value of Philadelphia Real Estate.

Philadelphia real estate is now assessed at its actual market value. The assessment for 1868 amounts to \$445,563:317. Five-sixths is for built-up property; the other sixth is classed as "rural." By the assessment of 1867, the value of this same property was given at \$160,350,000. Philadelphia claims to be the greatest manufacturing city in the Union. Her operatives number 97,000, and their gross earnings reach \$136,000,000, annually. Our last assessment roll showed that the total value of San Francisco real estate was \$57,882,113. It is not, however, assessed at half its chargeable value, which, allowing for the advances of the past six months, must now be \$150,000,000, or rather more than one-third only of the value of the real estate of Philadelphia. The estimated number of our operatives is about 30,000, while their gross earnings reach about \$10,000,000, or nearly double, proportionately, those of the operatives of Philadelphia. In 1860, Philadelphia was classed as the second city in the United States in population and manufacturing importance, while San Francisco was ranked as the fifteenth in population and the ninth in manufacturing importance. Now, she is entitled to rank as about the ninth in population and the sixth in manufacturing importance. Ten years hence, she will have surpassed Philadelphia in population and commerce certainly, and in manufacturing importance will not probably be very far behind her. The property of Chicago was assessed for taxation last year at its full value. The total valuation is \$192,-249,644, or about \$42,000,000 more than the value of our real estate. In 1860, Chicago ranked in population as the ninth city of the United States, and in manufacturing importance as but the sixteenth. The population of Chicago is nearly double that of San Francisco, yet our city is now her equal, and will soon beher superior, in manufacturing importance.

Central Park, New York.

The eleventh annual report of the Board of Commissioners of Central Park, New York, shows that, for the past year, the expenditures for improvements have been small, the total amount being but \$199,264. The increased taxable valuation in the three wards surrounding the Park from 1856 to 1867, is shown to be over seventy-five millions of dollars, giving an increased tax for the year 1867 of \$2,020,542.53. Deduct from this the annual interest on the cost of the land and improvement of the Park, \$608,855.58, and \$1,411,686.95 is shown to be the excess of the increased tax in three wards over the interest on the cost of land and improvements. Experiments have been made for several years with cement, asphalt, concrete, and pavements of various sorts, none of which have proved entirely satisfactory, though some have developed valuable qualities. Several pieces of walk were laid in the Park during last fall with a composition of tar, gravel and cement. The materials have been put down in several different methods on the Park in various localities, and with a variety of substructure, for the purpose of testing their merits.

Montgomery Street Extension.

The commissioners on the new line of Montgomery street empleted their survey as far as Folsom street, and are gaged on the apportionment of damages and benefits.

Space in Cities.

Even in the most populous cities of the world much more space is allotted to each individual than is ordinarily believed. Over-crowded London allows one square acre of land to every forty of its inhabitunts. New York averages fifty-six persons per square acre; Philadelphia only seven; Boston, previous to late enlargement, was the most crowded city in the United States, but every fifty-nine of its inhabitants possessed, on an average, one square acre of land. Taking the area of all the States, and apportioning it out to the population thereof, it appears that every seventeen inhabitants have one square mile at their disposal, while in the Territories there are four square miles to each inhabitant. In the year 1865, Belgium, England, Wales and France, had three hundred and ninety-seven, three hundred and sixty-seven, and one hundred and seventy-six inhabitants to the square mile respectively. If the United States was as densely populated as the former of these three countries, its population would number 1,195,600,000, which is a little difference of 111,000,000 of people above the entire population of the world.

There are 28,000 acres of land in the city and county of San Francisco. The population of both is about 130,000; there are, therefore, about five persons here to each nere.

Astor and Stewart. Astor, the great New York real estate owner, whose yearly income is reckoned by millions, is accused of having done more than all other owners and causes commend to raise rents there to their present extravagant figures. His insatiable avarice is constantly prompting him to squeeze advanced rates from his tenants, and ourses, not causeless but well deserved, have been heaped upon him innumerable times. The total value of the entire Astor estate is said to be \$100,000,000. Stewart, the rich dry goods merchant of New York, is also wen known to be mean and close to the last degree, having no more heart than a stone. The builder who took the contract for the erection of his warble palace on Fifth Avenue was ruined by it, and died of the mentalanxiety which his failure produced. Stewart, it is said, seized his homestead and sold it, turning the widow out of doors. These men act as if the present life were a reality and the future one a dream, forgetting in their insane desire for unsatisfying worldly wealth, the truth that we brought nothing into this world, and the certainty that we can carry nothing out of it.

----The Fire Limits Ordinance.

The ordinance which prohibits the repairing of old, or the erection of new frame buildings within the fire limits, is now being strictly adhered to by the Board of Supervisors. It is a pity that the provisions of this ordinance were not regarded some time ago. If they had been, Kearny street would not have been disfigured by a number of unsightly, patched-up, old frame buildings, which, among some of the fine structures lately erect. ed there, remind one of the anecdote about a patch on both knees and gloves.on.

Baltimore. There is said to be as great a dearth of house accommodations. in Baltimore as exists in the great, house-cramped city of New

TRENCH SAVINGS BANK.-DIVIDEND NOTICE.-A DIVIdend of Ten per cent. per annum, net (10 per cent.) upon the opera-tions of the French Savings and Loan Society for the six menths ending June 30th, 1868, has, in conformity with the report of the Committee of Verification appointed by the members of the Society, been declared by the Board of Administration, at the general meeting held the 16th inst. The dividend will be payable on and after the EIGHTEENTH OF JULY, at the office of the Society, No. 533 Commercial street, below Montgomery, up-stairs.

GUSTAVE MAHE, Director of French Savings Bank.

DIVIDEND NOTICE. —HIBERNIA SAVINGS AND LOAN SO. CIETY:—The Semi-Annual Dividend of 10 per cent, per annum has been declared, payable on and after this date, at the Bank, corner of Montgomery and Market streets.

EDWARD MARTIN, Treasurer.

San Francisco, July 23, 1868.

MONEY TO LOAN ON GOOD CITY- PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY. - New Building, northeast corner of Market and Montgomery streets. - President, M. D. Sweeney: Vice President, C. D. O'Sullivan. Trustees: M. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P. Edward Martin; Attorney, Richard Tobln.

Remittances from the country may be sent through Wells, Fargo & Co's Express Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A BSTRACTS OF TITLE. -NOTICE. -The undersigned find the requirements of their business are such as to make it necessary to exact payin int IN ADVANCE for all Abstracts, and therefore respectfully request their patrons to come with CASH IN HAND.

BROOKS & BOULEAU, Searchers, etc.

MANHATTAN INSURANCE COMPANY OF NEW YORK. Incorporated 1821. Cash Capital and Assets, \$1,100,000. Insures against Loss by Fire upon terms as reasonable as is compatible with secorrity and safety. Losses promptly adjusted and paid in U. S. GOLD COIN.

R. B. SWAIN & CO., Agents for the Pacific Coast, 224 California Street.

CERMAN SAVINGS AND LOAN SOCIETY.—GUARAN-tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. 67 Office hours from 9 A. M. to 3 P. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities, at cur-C. F. MEBIUS, President. G. WETZLAR, Secretary,

C. BLAKE, ATTORNEY AND COUNSELOR AT LAW,
Rooms 7 & 8, Third Floor, Northeast Corner of Montgomery and
Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon proceedings in the Probate Court.

OAKLAND REAL ESTATE, FOR SALE-BY E. C.

JOHN GORMAN, NOTARY PUBLIC, 612 MERCHANT STREET, north side, above Montgomery.

CHOICE FARMING LANDS IN SAN JOAQUIN VALLEY.— One tract of 10,000 acres: one tract of 6,000 acres; one tract of 4,000 acres; and others, in quantities and on terms to suit purchasers. JOHN T. LITTLE & CO.

No. 1, Stevenson's Building.

-		
	(All property placed in my hands for sale isadvertised in the annexed list.)	gra
	Houses and lot, 40x55, on Commmercial near Kearny, well rented. New first-class two-story house on Geary, cast of Leavenworth;	
	lot 25x87 %; cheap	\$6,0
	Two houses, of 9 reoms each, and lot, on Hyde near Turk, rent	- 7,0
	Large two-story and basement house and lot on Taylor near Sa- cramento; beautiful location	2,8
	Lot 68 ³ (x137); on corner Jones and Sacramento	2,8
	Large lot corner of Clay and Powell; beautiful and healthy location Lot 46x120, to rear street, corner of Jones and Union; view beauti-	6,
	ful; street graded, macadamized, and sidewalked; lot on	2,3
	grade, only Lot 30x65, with rear alley, corner Dupont and Union: ground rents for \$50; with two houses upon it would rent for \$125;	ang t
	first-class greeery stand	6,0 2,7
	Now homestead lot on Turk east of Jones Large lot on Stockton, near Washington Square; street graded,	
-	aidewalked, and sewered	
7	Handsome lot, ready for building, 75x100, corner of Jones and	4,0
	House and lot on Virginia street, and Fronting also on Stone street (between Stockton and Powell and Washington and	_ B,(
ď.	Jackson), only	1,0
	City Slip lots on Commercial near EastLarge two-story and basement brick house on Commercial, near	-
	Battery; rents for \$75	8,
	order Fifty-vara lot corner Lombard and Leavenworth	15,
_	Two large fine two-story and basement houses on Vallejo near Stockton, lot 48x137%, rent for \$45 each; all street improve-	
	Lot on Montgomery near Pacific	=7, 4,
	House and lot on Union street near Powell, with rear street and stablo	2,
	Below Market Street.	
	Large lot fronting on new Montgomery street	
	on Mission street near Fourth, with large lots, one running back to Minna, prices.	25,
	Lots on Harrison near Sixth. Brick house and let on Minna near Fourth	4.
	House and lot on Natoma between Pirst and Second	3,
	Large house and lot, 25x80, on Seventh near Folsom Lot 75x75, with six houses renting for \$130, corner of Bryant, and	4,

Lot 75x75, with six houses renting for \$130, corner of Bryant, and 15,000 35 feet street, near Sixth.

Lot 40x80, with rear alley, corner Eifth, and 35 feet street, near Mission and Vicinity.

Corner 50-vara let in fine order alongside Sau Jose Itailroad depot, front foot.

Beautiful level lots, 25x100, on Hampshire and Twenty Nill, close to Lot corner Jersey and Chattanooga..... Lot 250x130, tronting on Twenty-second, Church and Vicksburg

streets-makes 10 middle and 2 corner lots; location convenient, commanding and healthy; title U. S. patent; will Lot corner of Douglas and Army, 80x114

Lot 30x122, with 2 fine two-story houses and basement, on Second

Eighteen lots on Gift Map No. 4. near the Bay View and San Bruno roads: fine location; price for all only.

Lots in Gift Map No. 3.

Two 50-yara lots corner of Ocean House Road and View street.

One corner and three middle lots in West End Homestead Association, fronting on Bellevne Avenue and Oliver street, with Two and a quarter acres on Ocean House Road and Otsego Ave-Lots in Belle Roche City

Lot 37 1 x100 on Santa Clara street near Missouri West of Larkin street.

Beautiful 50-vara on Oak street, running back to Hickory Avenue, near Van Ness Avenue; both streets graded, macadamized, and sidewalked; lot graded, and oak trees on it. Corner lot 683 x120, fronting on Oak, Octavia, and Hickory Avenues; all in fine order Fifty-vara corner Gough and Clay... Fifty-vara graded, and streets improved, corner of Turk and Pierco Lots 27 137 137 15, on Steiner near Fell, each Lots 27 %x137 %, on Fell near Steiner, each..... Large lot corner Laguna and O'Farrell....... Fifty-vara lot corner Sutter and Laguna... Lots 25 10-12 by 120, on Post near Octavia, to a 35-feet street in the rear, each
Lots on Culifornia street near Baker, 27 % x182 % Lot with two corners, 275 on Webster by 68 on Hayes and 122 on

Country Property. Twenty acres of Land at Menlo Park, in 3 or 6-acre iracts. ...

Sixty-five acres of land for sale, in tracts to suit purchasers, three miles from Belmont and four from Redwood City..... ALIFORNIA TRUST COMPANY OF SAN FRANCISCO. Capital, \$1,000.000. Office 421 California street. Interest allowed on deposits. Money to loan. Collections and disbursements made. Banking accounts kept.—Safe depository for bonds, stocks, papers, jewelry, silverware, etc. Agents for persons leaving the State, and for

transacting all kinds of financial and trust bus HENITY L. DAVIS, President, THOMAS B. LUDLUM, Auditor.

W. H. J. BROOKS.

BROOKS & HOULEAU, SEARCHERS OF RECORDS, AND
EXAMINER OF TITLE, 620 Washington Street, next door to Manufe's Opera House. San Francisco. guire's Opera House, San Francisco. Searchea made in other Counties. GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY Street, San Francisco. AF Real Estate of overy description bought

San Francisco Real Estate Circular

lar lot on the southwest corner of Sansome and Sutter, having

Market, by a depth at westerly end of 65% feet from Sutter to

Market, sold for \$4,000. The improvements on the ground

consist of old frame buildings, which were lately gutted by fire.

The owner of this property purchased it in May, 1867, for

\$45,000, and the buildings were then in good condition. The

lot, with brick buildings thereon, located on the southerly

line of California street, 91 feet and 31 inches east of Sausome.

having a frontage of 40 feet, by a depth of 89 leet, sold for

\$55,000. This property was sold in April last for \$11,500.

streets, having a frontage of 1563 teet on Grove street and Ivy

avenue, by a depth of 120 feet on Laguna street, sold for \$12,000.

137 1/x 187 1/4, sold for \$6,900. Lot farming the southeast corner

of Howard and Langton streets, 27x100, with streets sewered.

planked and sidewalked, sold for \$1,200. Langton street runs

between and parallel with Seventh and Eighth streets. This

property was sold in February last for \$3,250. Fifty-vara lot.

south side Bush street, 1371/2 feet west of Gough, sold for

\$6.370; street graded, inacadamized and sidewalked, and lot on

grade. This property sold for \$4,050 at the Beideman sale. The

ofty-vara lot forming the southeast corner of Gough and Eddy

with Jother property adjoining, for about \$5 000. Fifty-vara lot, forming the northeast corner of Scott and Ellis streets, sold

for \$1,200. - House and lot +27 /x 120) on north side Grove.

west of Van Ness avenue, sold for \$2,900. Lot, north side of

Francisco, 23 feet east of Mason, 45% x653, brought \$2,900; sold

June last for \$1,200. Lot, 451/2x70, on east side Mason, between Francisco and Lombard, sold for \$2.425. Lot, 40x98,

on the northwest corner of Bush and Hyde streets, sold for

\$5,225. The total sales of the day footed up overhalf a million

of dollars. Messrs. Doro and Cobb understand their business,

It is high time a stop were put to the unmitigated nuisance of

blocking up public streets by the moving of tumble-down old

rookeries through them. The question has often been asked,

who the fools are that purchase such worthless old houses, and pay the heavy expense of moving them? but to this question,

no one ever seems able to give a satisfactory answer. Doubtless

the purchasers are generally a facan class of persons, who think

The clearing of the ground on the north side of Bush street,

between Kearny and Dupont, about a month ago, for the crec-

tion of a theater, let loose upon our streets a large nest of worn-

out old shanties, which have been rolling around the city ever

since, blocking up streets and crossings, darkening the light of

other houses, breaking telegraph wires, scaring horses, impeding

horse car travel, provoking profanity, and in every possible way

creating unisances. The erection of a better class of improve-

ments in the center of the city will cause large numbers of old

shanties to be moved within the next two or three years, if the

nuisance is not summarily stopped. Permission to move a house

has to be obtained from the Mayor. Mr. McCoppin exercises

the veta-power vested in him judiciously and promptly where

necessary. We therefore call upon him to refuse permission to

have nuisances created upon our streets, by the moving of

We have for sale a large number of lots and entire blocks on-

West End Map No. 1. This property is situated on the west side

of the county or new San Jose road, opposite the lands of the

Excelsior Homestead Association. The ground is all level, and

the soil is of the best quality. Lake Geneva, a beautiful sheet

of water, is in the centre of the tract. The lots have a liberal

size of 80x240. The blacks are 400x500. The price placed

upon these lots is low and the terms easy. The San Jose rail-

CITY RESERVATIONS.—The Outside Land Committee of the

Board of Supervisors has nearly completed its assessments at the

house, even if it is a good one, loses money on it.

worthless old houses through them.

road has a station contiguous to them.

full report in about two months.

Beautiful Outside Property for Sale.

and do full justice to those placing property in their hands.

Moving Worthless Houses.

streets, sold for \$10,000. This lot was sold in September last.

Lot on northwest corner of Haight and Steiner streets,

The vacant lot on the southeast corner of Grove and Laguna

a frontage, of 183 feet on Sansome, 70 on Sutter, 85 11-12 on ;

FOR THE MONTH OF AUGUST, 1868.

[Single Copies, 10 CTS.

No. 10.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET. Vol. II.

Large Auction Sale. SALES FOR THE MONTH OF AUGUST. Messrs. Dore & Co., real estate auctioneers, held a large sale

on the 19th ultimo. The following property was then sold: Table showing the Number and Value of Sales of Real Estate Four fifty-vara lots, forming the southeast corner of Second and made in all Sections of the City and County, in August, 1898. Brandan streets; three fifty-vara lots, forming the northeastcorner of Second and Townsend streets; two tifty-vara lots on No. Sales. Brannan street, between Second and Third; one fifty vara lot on Second street, between Brannan and Townsend, with lot \$484,758 50x160 adjoining southerly, sold as a whole for \$262,000. This One Hundred Varas..... property was sold in July last by the Pacific Mail Company for \$250,000, at private sale, but the purchaser refused to take it, City Shp and Water Lots 436,159 South Beach 35 505 because the company wished to insert a provise in the deed that Potrero 346.840 no dangerous or offensive business should ever be carried on Jission Addition 345,390 upon the grounds. The property was sold with this proviso at-Western Addition Homestead Associations..... the nuction sale, and brought an advance on the figures of the 5.583 Ontside Lands first sale of \$12,000. The terms were, one third eash, balance 27.685 in one year, at ten per cent. per annum interest. H. B. Tich-Tax, Blackmail and Skeleton Titles ener was the estensible purchaser. Rumor has it, however, that he was simply acting as the agent of others. The triangu-

603 \$2,583 371 SAN FRANCISCO, September 1st, 1868. The sales made in the month just closed show an increase over the total sales made in July of 97 in number and of \$317,80t in amount. A comparison of the sales made in July and August in the different sections of city property shows that n August fifteen more sales were made in the 50-varas section; but the amount which was paid at them was \$75.963 less. The 100-varas sales, last month, fell off 2 in number, and \$37,247 in amount. Five more sales were made of city slip and water lots, and \$192,750 more changed bands by them. Potrero properly showed the greatest advance last month. This increase was, however, more noticeable in the amount which changed hands than in the addition to the list of sales. The increase in the sales there amounted to 20; that of the moneywhich was paid out nt these sales to \$242,073. One Potrerosale amounted to \$50,000, another to \$75,000, one to \$29,000, one to \$14,000, two to \$13,000, and one to \$10,000. The particulars of these these transactions will be found in our list of street sales elsewhere. There was a slight increase in the number of sales made in the Mission and Western Additions last month. The total amount paid out at these sales was also a little ahead of that which changed hands in July. The sales of homestead associations' property are, as usual, very small. The business of these associations has greatly declined lately. Formerly, when the demand for suburban property was dull—when property outside of Sixteenth and Larkin streets was considered out of reach altogether-it was easy to-get a large pieco of outside praperty cheap. But to-day the demand for it is so strong, that large holders will abate nothing from the highestruling rates even to large purchasers; consequently homestead associations are shut off. Outside land transactions were lower in both number and amount last month than they were in the previous one. Blackmail transactions showed about the same

The real estate market is in about the same condition now as when we last treated of its-prominent features. All kinds of real estate—not even excepting North Beach property-are in active demand at full rates. The strong, indeed almost excited demand, for actual business property, or that which has business in prospect, to which we have requently alluded, still continues. In consequence of this demand for the last named class of propcrty, Fitth and Seventh street fots have rapidly appreciated in price. We propose to allude to this subject more at length in our next issue.

MORTGAGES AND RELEASES.

that they will accept and pay for fitthy shells that are not fit for Table showing the number of Mortgages taken and Releases made the occupation of rats. It may save money to those who conby Loan Societies. Insurance Companies and Private Inditemplate purchasing old houses, to inform them that in nine riduals, during the month of August, 1868. cases out of ten the person who buys and pays for moving a

The selection of volcaged		ORTGAGES. RELEASES.		
By whom taken or released.	No.	Amount.	No.	Amount.
Private Individuals Hibernia Sav. and Loan Society Clay St. do. do. French do. do. Germania do. do Odd Fellows' do. Building and Loan Society San Francisco Savings Union Fireman's Fund Insurance Co Occidental do. Pacific do. Union do. City Bank of S. L. and Discount California Trust Co	70 -49 32 1 17 -7 36 14 6 2 5 2 5	\$\bar{2}52,610 -211,950 116,800 3,700 58,180 46,550 33,333 20,000 11,400 6,500 27,451 8,000 6,175 6,500	21 1 21 4 4 2 1	\$184,231 -260,150 -44,200 3,000 1,166 17,309 2,100 3,500 3,000 2,500
Pacific Bank	249	\$834,198		23,500 \$547,330

We are glad to note the fact that the mortgages given last month were much smaller, both in number and amount, than they were in July. The reduction comes to 4 in number, and in money to \$539,572. This, too, in the face of the fact that owners of real estate are still borrowing largely to build while the fine weather is with us. Loans taken for this purpose are the most legitimate and desirable that can be incurred, for improvements generally enable the borrower to meet his monthly instalments of interest and principal, while, in addition, the city is benefited and ornamented by the erection of improvements Mission and on the Potrero. The committee expects to make a upon vacant ground. The discrepancy between the amounts of

the mortgages and the releases last month came to only \$286,868, while the releases exceeded the mortgages by 40 in number. In July the discrepancy, in favor of the mortgages, reached 75 in number and \$887,752 in amount. Seventy-one sales were made upon the part cash system last month, upon which a balance of \$275,760 was left unpaid. Money still continues to be plenty for real estate uses. One per cent. is the geneval rate for sums under \$5,000. Those requiring sums over \$5,000 are accommodated at 10 per cent. per annum. With two exceptions, no savings and loan society in any case here exacts more than one per cent. from borrowers, while private parties exact 11/4 to 11/2 per cent. in about one-half of the totalnumber of cases where they take mortgages. Many persons prefer to borrow money from private persons or acquaintances, rather than from laan societies, under the belief that the societies charge higher rates of interest, and are quick to foreclose where a borrower falls behind in his payments. This belief is a mistake in both cases. Well conducted societies here always loan money at the very lowest ruling rates. They never fore-close either, where it is at all possible to avoid it in justice to the depositors. Certain fees have to be paid for the abstract and papers, when a loan is granted by a society. These fees are frequently complained of as unjustifiably high, but they are seldom much over those which would have to be incurred in private loans.

Real Estate Sales in Stockton .-

The following is an exhibit of the sales of real estate, says the Stockton Independent, as shown by the records of the city, for each month from January 1, 1868, to July 31 st, inclusive, together with the sales for the corresponding months in 1866 and 1867:

-	-	1866		. 1867.		- 1868.	
January		\$22,880	50_	\$21,660	50	\$56,880_	00
February		15,720	00	42,211	46	59,424	00_
March		. 31,661	00	73,028	00	99,060	00
April		34,767	00	-67,719	00	69,832.	00
May			00	-67,294	00	82,771	00
June		22,004	00	41,990	00	73,317	00
July		23,550	00	41,975	00	4 88,415	00
Total		\$185,706	50	\$356,877	96	\$529,699	00 -

Success of Blackmailing.

We regret to say that one of our most prominent citizens has encouraged the late wholesale squatting and attempt to blackmuil, at the north end of the city, by purchasing the title of the chief squatter, which, if we may be allowed to use an anomaly. unounts to just nothing. The price paid for 25 fifty-vara lots was \$1,000, or at the rate of \$36 each. The example has now been set and the squatters will make the best use of the name of the purchnser mentioned. Their argument will be: " If we have no title, why did this man buy from us? Ho is well posted, and yet he 'came down.' 'This reasoning will draw blackmail from many a victin, who would not otherwise pay one cent. Why will people pay money out in real estate transactions where they receive no consideration whatever? All that is necessary to obtain money here in many cases, is to set up a claim. It does not matter in the least whether there is a shadow of title or not. We need not look for a total eradication of blackmailing here, so long as money is easily obtained by it. We are making arrangements to show the worthless nature of each blackmail title here, and to publish the names of those dealing in them, so that rascality may have the full benefit which publicity will give it.

---- unuer private committee ... Doubtless, however, the cost of the latter would amount to one undred thousand dollars at least, making the for street work during the year \$1,625,000. Annexed will befound the various items of this total bill of cost. Grading to the amount of one million six hundred thousand cubic yards was done, which cost \$460,000, or \$2.874 per cubic yard. Two million square feet of macadamizing rock were laid, which cost \$140,000, or 7 cents per foot. Ninety thousand square feet of cobble-stone and four hundred thousand square feet of Nicolson pavement have been laid. These pavements cost the property owners \$170,000. Between six and seven million feet of planking have been laid, at a cost of nearly \$250,000. One hundred thousand feet of sidewalking have been laid, at a cost of \$140,-000. The outlay for twenty thousand feet of crossings and curbs was \$40,000, or \$2 per foot. Thirty thousand feet of brick sewers have been built, at a cost of \$250,000, or \$81 per foot. Eleven thousand feet of redwood sewers were construct ed, which cost \$25,000, or about \$21 per foot. Repairs at the water front cost \$25,000.

A Plain Statement.

The statement mode in the last issue of THE CIRCULAR relative to the reasons which caused the first buyer of the property corner of Market, Kearny and Geary streets to retuse to complete his purchase, was based upon information derived from said purchaser, who gave us the figures of the survey which he had made.

Potrero and Outside Lands.

During the past two months very many suspicious sales have been made of Potrero and outside land property. In a few cases the sellers had a good title, in more they had a poor title, and in many they had no title at all. Probably the attempt to take possession by some of the late purchasers will result in not a few skirmishes and pitched battles. It is now estimated that land disputes on the Petrero alone, yield a weekly average of six cases of broken heads and bruised bodies, and the season is not a particularly good one for squatter riots either. If rocks and cobble stones were handier the business would be brisker.

Effect of Slave Labor Upon Land.

Aside entirely from political grounds, every lover of his country must rejoice at the abolition of slavery, if for no other reason, because of the fatal results to the soil which always attended its culture by such laborers. These results are clearly set forth in the following extract:

"Slavery, as a permanent system, has need not merely of a fertile soil, but of a practically unlimited extent of it. The difficulty of teaching the slave anything is so great—the result of the compulsory ignorance in which he is kept, combined with want of intelligent interest in his work-that the only chance of rendering his labor profitable is, when he has once learned a lesson, to keep him to that lesson for life. Accordingly, where agricultural operations are carried on by slaves, the business of each gang is always restricted to the raising of a single product. Whatever crop be best suited to the character of the soil and the nature of slave industry, whether cotton, tobacco, sugar or rice, that crop is cultivated, and that crop only. Rotation of crops is thus precluded by the conditions of the case. The soil is tasked again and again to yield the same product, and the inevitable result follows. After a short series of years its fertility is completely exhausted, the planter abandons the ground he has rendered worthless, and passes on to seek in new soils for that fertility under which alone the agencies at his disposal can be profitably employed. The practical results of the system are thus described by a native of the South: 'I can show you, with sorrow, in the older portions of Alabama, and in my native county of Madison, the sad memorials of the artless and exhausting culture of cotton. Our small planters, after taking the cream off their lands, unable to-restore them by any means, rest, manures, or otherwise, are going further west and southin search of other virgin lands, which they may and will despoil and impoverish in like manner. * * In traversing my county, one will discover numerous farm houses, once the abode of intelligent and industrious freemen, now occupied by slaves, or tenantless, deserted, and dilupidated; he will observe fields. once fertile, now unfenced, abandoned, and covered with those evil harbingers-fox-tail and broom-sedge; he will see the moss growing on the mouldering walls of once thrifty villages; and will find one only master grasps the whole domain that once furnished happy homes for a dozen families. Indeed, a country in its infancy, where, fifty years ago, scarcely a forest tree had been felled by the axe of the pioneer, is already exhibiting the painful signs of senility and decay apparent in Virginia and the Carolinas; the freshness of its agricultural glory is gone, and the vigor of its youth is extinct, and the spirit of desolation seems bronding over it.' Even in Texas, before it had been ten years under the dominion of this devastating system, Mr. Olmstead tells us that the spectacle so familiar and so melancholy in all the older Southern States was already not unfrequently seen by the traveler-'an abandoned plantation of worn out fields, with its little village of dwellings, now a home only for wolves and vultures."

Value of Philadelphia Real Estate.

Philadelphia real estate is now assessed at its actual market value. The assessment for 1868 amounts to \$445,563,317 Five-sixths is for built-up property; the other sixth is classed as "rural." By the assessment of 1867, the value of this same property was given at \$160,350,000. Philadelphia claims to be the greatest manufacturing city in the Union. Her operatives number 97,000, and their gross earnings reach \$136,000,000, annually. Our last assessment roll showed that the total value of San Francisco real estate was \$57,832,113. It is not, however, assessed at half its chargeable value, which, allowing for the advances of the past six months, must now be \$150,000,000. or rather more than one-third only of the value of the real estate of Philadelphia. The estimated number of our operatives is about 30,000, while their gross earnings reach about \$10,000,000, or nearly double, proportionately, those of the operatives of Philadelphia. In 1860, Philadelphia was classed as the second city in the United States in population and manufacturing importance, while San Francisco was ranked as the fifteenth in copulation and the ninth in manufacturing importance. Now, she is entitled to rank as about the ninth in population and the sixth in manufacturing importance. Ten years hence, she will have surpassed Philadelphia in population and commerce certainly, and in manufacturing importance will not probably bevery far behind her. The property of Chicago was assessed for taxation last year at its full value. The total valuation is \$192,-249,614, or about \$42,000,000 more than the value of our real estate. In 1860, Chicago ranked in population as the ninth city of the United States, and in manufacturing importance as but the sixteenth. The population of Chicago is nearly double that of San Francisco, yet our city is now her equal, and will soon be her superior, in manufacturing importance.

Central Park, New York.

The eleventh annual report of the Board of Commissioners of Central Park, New York, shows that, for the past year, the expenditures for improvements have been small, the total amount being but \$199,264. The increased taxable valuation in the three wards surrounding the Park from 1856 to 1867, is shown to be over seventy-five millions of dollars, giving an increased tax for the year 1867 of \$2,020,542.53. Deduct from this the annual interest on the cost of the land and improvement of the Park, \$608,855.58, and \$1,411,686.95 is shown to be the excess of the increased tax in three wards over the interest on the cost of land and improvements. Experiments have been made for several years with cement, asphalt, concrete, and pavements of various sorts, none of which have proved entirely satisfactory, though some have developed valuable qualities. Several pieces of walk were laid in the Park during last tall with a composition of tar, gravel and cement. The materials have been put down in several different methods on the Park in various localities, and with a variety of substructure, for the purpose of testing their merits.

Montgomery Street Extension. The commissioners on the new line of Montgomery street upleted their survey as far as Folsom street, and are gaged on the apportionment of damages and benefits.

Even in the most populous cities of the world much more space is allotted to each individual than is ordinarily believed. Over-crowded London allows one square acre of land to every forty of its inhabitants. New York averages lifty-six-persons per square acre; Philadelphia only seven; Boston, previous to its late enlargement, was the most crowded city in the United States, but every fifty-nine of its inhabitants possessed, on an average, one square acre of land. Taking the area of all the States, and apportioning it out to the population thereof, it appears that every seventeen inhabitants have one square mile at their disposal, while in the Territories there are four square miles to each inhabitant. In the year 1865, Belgium, England, Wales and France, had three hundred and ninety-seven, three hundred and sixty-seven, and one hundred and seventy-six inhabitants to the square mile respectively. If the United States was as densely populated as the former of these three countries, its population would number 1,195,600,000, which is a little difference of 111,000,000 of people above the entire population of the world.

There are 28,000 acres of land in the city and county of San Francisco. The population of both is about 130,000; there are, therefore, about five persons here to each acro.

Astor and Stewart. Astor, the great New York real estate owner, whose yearly income is reckoned by millions, is accused of having done more than all other owners and causes combined to raise rents there to their present extravagant figures. His insatiable avarice is constantly prompting him to squeeze advanced rates from his tenants, and curses, not causeless but well-deserved, have been heaped upon him innumerable times. The total value-of-the entire Astor estate is said to be \$100,000,000. Stewart, the rich dry goods merchant of New York, is also well known to be mean and close to the last degree, having no more heart than a stone. The builder who took the contract for the erection of his marble palace on Fifth Avenue was ruined by it, and died of the mental anxiety which his failure produced. Stewart, it is said, seized his homestead and sold it, turning the widow out of doors. These men act as if the present life were a reality and the tuture one a dream, forgetting in their insane desire for unsatisfying worldly wealth, the truth that we brought nothing into this world, and the certainty that we can earry nothing out of it.

----The Fire Limits Ordinance.

The ordinance which prohibits the repairing of old, or the erection of new frame buildings within the fire limits, is now being strictly adhered to by the Board of Supervisors. It is a pity that the provisions of this ordinance were not regarded some time ago. If they had been, Kearny street would not have been disfigured by a number of unsightly, patched-up, old frame buildings, which, among some of the fine structures lately erected there, remind one of the anecdote about a patch on both knecs and gloves oo.

There is said to be as great a dearth of house accommodations in Baltimore as exists in the great, house-cramped city of New

PRENCH SAVINGS BANK. -DIVIDEND NOTICE. -A DIVI. dend of Ten per cent. per annum, net (10 per cent.) upon the opera-tions of the French Savings and Loan Society for the six menths ending June 30th, 1868, has, in conformity with the report of the Committee of Verification appointed by the members of the Society, been declared by the Board of Administration, at the general meeting held the 16th inst. The dividend will be payable on and after the EIGHTEENTH OF JULY; at the office of the Society, No. 533 Commercial atreet, below Montgomery, GUSTAVE MAHE, Director of French Savings Bank.

DIVIDEND NOTICE.—HIBERNIA SAYINGS AND LOAN SO-CIETY.—The Semi-Annual Dividend of 10 per cent. per annum has been declared, payable on and after this date, at the Bank, corner of EDWARD MARTIN, Treasurer,

San Francisco, July 23, 1868.

MONEY TO LOAN ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY. - New Building, northeast corner of Market and Montgomery streets. President. M. D. Sweeney ; Vice President, C. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor, P. McAran, Gustave Touchard, T. J. Broderick, Peter Donahuc. Treasurer,

Edward Martin; Attorney, Richard Tobin.

Remlttances from the country may be sent through Wells, Fargo & Co's Express Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A BSTRACTS OF TITLE. -NOTICE. -The undersigned find A the requirements of their business are such as to make it necessary to exact payment IN ADVANCE for all Abstracts, and therefore respectfully request their patrons to come with CASH IN HAND.

BROOKS & ROULEAU, Searchers, etc.

620-Washington street.

MANHATTAN INSURANCE COMPANY OF NEW YORK.
Incorporated 1821. Cash Capital and Assets, \$1,100,000. Insures
against Loss by Fire upon terms as reasonable as is compatible with security and safety. Losses promptly adjusted and paid in U. S. GOLD
COIN.

R. B. SWAIN & CO., Agents for the Pacific Coast,
224 California Street.

CERMAN SAVINGS AND LOAN SOCIETY, -GUARAN. tee Capital, \$200,000. Office, 512 California St., south side, between Montgomery and Kearny streets. Office hours from 9 A. M. to 3 P. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities, at current rates of interest.

C. F. MEBIUS, President. G. WETZLAR, Secretary.

C. BLAKE. ATTORNEY AND COUNSELOR AT LAW, Rooms 7 & 8. Third Floor, Northeast Corner of Montgomery and Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon proceedings in the Probate Court.

OAKLAND REAL ESTATE, FOR SALE BY E. C. Oakland.

JOHN GORMAN, NOTARY PUBLIC, 612 MERCHANT STREET,

CHOICE FARMING LANDS IN SAN JOAQUIN VALLEY.—
One tract of 10,000 acres; one tract of 6,000 acres; one tract of 4,000 acres; and others, in quantities and on terms to suit purchasers. _ No. I, Stevenson's Building.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale isadvertised gratis

in the annexed list.) Houses and lot, 40x55, on Commmercial near Kearny, well rented. Iwo houses, of 9 rooms each, and lot, on Hyde near Turk, rent cramento; beautiful location. 2,800
Lot 68 4x137 4 on corner Jones and Sacramento. 2,800 Lot 46x120, to rear street, corner of Jones and Union; view beautiful; street graded, macadamized, and sidewalked; lot on rents for \$50; with two houses upon it would rent for \$125; New homestead lot on Turk east of Jones.

Large lot on Stockton, near Washington Squore; street graded, sidewalked, and sewered.

Two new houses on Taylor near Greenwich, 6 rooms each; within street (between Stockton and Powell and Washington and

Fifty-vara lot corner Lombard and Leavenworth Two large fine two-story and basement houses on Vallejo near Stockton, lot 48x137%, rent for \$15 each; all street improve-

Below-Market Street. Large lot fronting on new Montgomery street.

Two of the handsomest and most complete residences in the city, on Mission street near Fourth, with large lots, one running back to Minna, prices. \$18,000 and 25,000 Lots on Harrison near Sixth. 2.000

Brick house and lot on Minna near Fourth 4.000

House and lot on Natoma between First and Second. 5,500 Fine two-story house, and 25 feet lot, by 75, on Tehama, 7 rooms

35 feet street, near Sixth....Lot 40x80, with rear alley, corner Flfth, and 35 feet street, near Mission and Vicinity.

Corner 50-vara lot in fine order alongside San Jose Railroad depot, . Cheap.....Large lot with two-story house, on Market near Gough..... Lot on Thirteenth near Valencia..... Large lot on Eiric street, near Mission and Thirteenth, \$50 per Lot corner Jersey and Chattanooga, Lot 250x130, fronting on Twenty-second, Church and Vicksburg

streets-makea 10 middle and 2 corner iots; location connient, commanding and healthy; title U. S. patent; will pay 3 per cent. per month for the next five years on the investment; have a \$100 abstract; only..... Vestment; have a \$100 abstract; only...

Large Eureka lot, corner Eighteenth, Douglas and Eureka...

Lots corner of Castro and Elizabeth...

Handsome lot on Clipper near Church, 80x114...

Lot corner of Douglas and Army, 80x114...

Lot 30x122, with 2 fine two-story houses and basement, on Second avenue, near Sixteenth and Valencia streets; price only.... 4,500

Large cheap corner lot, 140x108, on the San-Hruno Read, near

Large cheap corner lot, 140x10x, on the San Britis Route Twenty-Fourth street, with house, barn and stable.....

Lots in the Railroad, Pacific, San Miguel, and West End Homestead Associations, and in the Foirmount Tract.....

Eighteen lots on Gift Map No. 4. near the Bay View and San. Bruno roads : fine location ; price for all only Lots in Gift Map No. 3..... Two 50-vara lots corner of Ocean House Road and View street... One corner and three middle lots in West End Homestead Associa-

tion, fronting on Bellevue Avenue and Oliver street, with Two and a quarter acres on Ocean Heuse Road and Oisego Avenue, near San Jose Road; price.... Lots in Belle Roche City Lot 37%x100 on Santa Clara street near Missouri West of Larkin street.

Beautiful 50-vara on Oak street, running back to Hickory Avenue, near Van Ness Avenue; both streets graded, macadamized, and sidewalked; lot graded, and oak trees on it......... Corner lot 6834x120, fronting on Oak, Octavia, and Hickory Ave-......... Fifty-vara corner Gough and Clay.
Fifty-vara graded, and streets improved, corner of Turk and Pierce Largo lot corner Laguna and O'Farrell.....

Fifty-vara lot corner Sutter and Laguna... Lots 25 10-12 by 120, on Post near Octavia, to a 35-feet street in Fifty-vara lot corner Jackson and Franklin; streets graded, and

lot on the grade; covered with grass and trees; location and view healthy and beautiful..... Country Property. I wenty acres of Land at Menlo Park, in 3 or 6-acre tracts. . . Sixty-five acres of land for sale, in tracts to suit purchasers, three miles from Belmont and four from Redwood City.....

CALIFORNIA TRUST COMPANY OF SAN FRANCISCO. Capital, \$1,000.000. Office 421 California atrect. Interest allowed on deposits. Money to loan. Collections and disbursements made. Banking accounts kept. Safe depository for bonds, stocks, papers, jewelry, silverware, etc. Agents for persons leaving the State, and for transacting all kinds of financial and trust business.

HENRY L. DAVIS, President, D. W. C. THOMPSON, Cashier, THOMAS B. LUDLUM, Auditor.

BHOOKS & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINER OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Searches made in other Counties.

GEO. W. CHAPIN, REAL ESTATE AGENT, 338 MONTGOMERY Street, San Francisco. 17 Real Estate of every description bought

San Francisco Real Estate Circular

ONE DOLLAR PER YEAR

FOR THE MONTH OF AUGUST, 1868.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET.

Vol. II.

Large Auction Sale. Messrs. Dore & Co., real estate auctioneers, held a large sale on the 19th cultime. The following property was then sold: Four lifty-vara lots, forming the southeast corner of Second and Braman streets; three fifty-vara lots, forming the northeast corner of Second and Townsend streets; two fifty-vara-lots-on-Brannan street, between Second and Third; one fifty-vara lot on Second street, between Brannan and Townsend, with lot 50x160 adjoining southerly, sold as a whole for \$262,000. This property was sold in July last by the Pacific Mail Company for \$250,000, at private sale, but the purchaser refused to take if, because the company wished to insert a proviso in the deed that no dangerous or offensive business should ever be carried on upon the grounds. The property was sold with this proviso at the auction sale, and brought an advance on the figures of the first sale of \$12,000. The terms were, one third cash, balance in one year, at ten per cent. per annum interest. H. B. Tichenor was the ostensible purchaser. Rumor has it, however, that he was simply acting as the agent of others. The triangular lot on the southwest corner of Sansome and Sutter, having a Irontage of 18% feet on Sansoine, 70 on Sutter, 85 11-12 on Market, by a depth at westerly end of 683 feet from Sutter to Market, sold for \$34,000. The improvements on the ground consist of old frame buildings, which were lately gutted by fire. The owner of this property purchased it in May, 1867, for \$45,000, and the buildings were then in good condition. lot, with brick buildings thereon, located on the southerly line of California street, 91 feet and 34 inches east of Sansome, having a frontage of 40 feet, by a depth of 89 feet, sold for \$55,000. This property was sold in April last for \$41,500. The vacant lot on the southeast corner of Grove and Laguna streets, having a frontage of 1564 feet on Grove street and Ivy avenue, by a depth of 120 feet on Laguna street, sold for \$12,000, cash. Lot on northwest corner of Haight and Steiner streets. 137 1/x 187 1/2, sold for \$6,900. Lot forming the southeast corner of Howard and Langton streets, 27x100, with streets sewered, planked and sidewalked, sold for \$1,200. Langton street runs between and parallel with Seventh and Eighth streets. This property was sold in February last for \$3,250. Fifty-vara lot, with side Bush street, 1371/4 feet west of Gough, sold for \$6,300; street graded, macadamized and sidewatked, and lot on grade. This property-sold for \$1,050 at the Beideman sale. The fifty-vara lot forming the southeast corner of Gough and Eddy streets, sold for \$10,000. This lot was sold in September last, with other property adjoining, for about \$5 000. Fifty-vara lot, forming the northeast corner of Scott and Ellis streets, sold for \$1,200. House and lot (271/x120) on north side Grove. west of Van Ness avenue, sold for 22,900. Lot, north side of Francisco, 23 feet east of Mason, 457x633, brought \$2,900; sold June last for \$1,200. Lot, 45 1/2 x70, on east side Mason, be-

Moving Worthless Houses.

It is high time a stop were put to the unmitigated nuisance of blocking up public streets by the moving of tumble-down old rookeries through them. The question has often been asked. who the fools are that purchase such worthless old houses, and pay the heavy expense of moving them h but to this question, no one ever seems able to give a satisfactory answer. Doubtless the purchasers are generally a mean class of persons, who think they can find tenants whose necessities for shelter are so great that they will accept and pay for fitthy shells that are not fit for the occupation of rats. It may save money to those who contemplate purchasing old houses, to inform them that'in nine eases out of ten the person who buys and pays for moving a house, even if it is a good one, loses money on it.

tween Francisco and Lombard, sold for \$2,425. Lot, 40x93.

on the northwest corner of Bush and Hyde streets, sold for

\$5,225. The total sales of the day footed up over half a million

of dollars. Messrs. Dore and Cobb understand their business,

and do full justice to those placing property in their hands.

The clearing of the ground on the north side of Bush street, between Kearny and Dupont, about a month ugo, for the erection of a theater, let loose upon our streets a large nest of wornout old shanties, which have been rolling around the city ever since, blocking up streets and crossings, darkening the light of other houses, breaking telegraph wires, scaring horses, impeding horse-car travel, provoking profauity, and in every possible way creating nuisances. The erection of a better class of improvements in the center of the city will cause large numbers of old shautics to be moved within the next two or three years, if the nuisance is not summarily stopped. Permission to move a house has to be obtained from the Mayor. Mr. McCoppin exercises the veta-power vested in him judiciously and promptly where necessary. We therefore call upon him to refuse permission to have nuisances created upon our streets, by the moving of worthless old houses through them.

Beautiful Outside Property for Sale.

Withave for sale a large number of lots and, entire blocks on West End Map No. 1. This property is situated on the west side of the county or new San Jose road, opposite the lands of the Excelsior Homestead Association. The ground is all level, and the soil is of the best quality. Lake Geneva, a beautiful sheet of water, is in the centre of the tract. The lots have a liberal size of 80x240. The blocks are 400x500. The price placed upon these lots is low and the terms easy. The San Jose railroad has a station contiguous to them.

CITY RESERVATIONS.—The Outside Land Committee of the Board of Supervisors has nearly completed its assessments at the Mission and on the Potrero. The committee expects to make a full report in about two months.

SALES FOR THE MONTH OF AUGUST.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in August, 1868.

Section.	No. Sales.	Amount.
Fifty Varas	105	\$484,758
One Hundred Varas	83	489,235
City Slip and Water Lots	16	436,150
South Beach	5	35,505
Potrero	66	346,840
Mission Addition	163	345,390
Western Addition	104	404,810
Homestead Associations	13	5,583
Ontside Lands	22 _	27,885
Tax, Blackmail and Skeleton Titles	26 —	7,215
•	603	\$2,583 371

San Francisco, September 1st, 1868. The sales made in the month just closed show an increase over the total sales made in July of 97 in number and of \$317, 04 in amount. A comparison of the sales made in July and August in the different sections of city property shows that in August fifteen more sales were made in the 50-varas section; but the amount which was paid at them was \$75,963 less. The 100 varas sales, last month, fell off 2 in number, and \$37,247 in amount. Five more sales were made of city slip and water lots, and \$192,750 more changed hands by them. Potrero property showed the greatest advance last month. This increase was, however, more noticeable in the amount which changed hands than in the addition to the list of sales. The increase in the sales there amounted to 20; that of the money which was paid out at these sales to \$242,073. One Potrero sale amounted to \$50,000, another to \$75,000, one to \$29,000, one to \$14,000, two to \$13,000, and one to \$10,000. The purticulars of these these transactions will be found in our list of street sales elsewhere. There was a slight increase in the number of sales made in the Mission and Western Additions last month. The total amount paid out at these sales was also a little ahead of that which changed hands in July. The sales of homestead associations' property are, as usual, very small The business of these associations has greatly declined lately Formerly, when the demand for suburban property was dullwhen property outside of Sixteenth and Larkin streets was considered out of reach altogether—it was easy to get a large piece of outside praperty cheap. But to-day the demand for it is so strong, that large holders will abate nothing from the highest ruling rates even to large purchasers; consequently homestead associations are shut off. Outside land transactions were lower in both number and amount last month than they were in the previous one. Blackmail transactions showed about the same

The real estate market is in about the same condition now a when we last treated of its prominent features. All kinds of real estate—not even excepting North Beach property—are in active demand at full rates. The strong, indeed almost excited demand, for actual business property, or that which has business in prospect, to which we have requently alluded, still continues. In consequence of this demand for the last named class of property, Pitth and Seventh street lots have rapidly appreciated in price. We propose to allude to this subject more at length in

MORTGAGES AND RELEASES.

our next issue.

Table showing the number of Mortgages taken and Releases made by Loan Societies. Insurance Companies and Private Individuals, during the month of August, 1868.

an autom Ankon ammologado	MOI	RTGAGES.	REI	LEASES.
By whom taken or released.	No.	Amount.	No-	Amount.
Private Individuals.	70	\$252,610	102	\$184,23
Hibernia Sav. and Loan Society	49	211,950		260,15
Clay St. do. do.	32	116,800	21	. 44,20
French- do. do.	1	3,700		3,00
Germania do. do	17	58,180		1,16
Odd Fellows' do.	7	46,550		
Building and Loan Society	36			- 17,30
San Francisco Savings Union.	14	20,000		2,10
Fireman's Fund Insurance Co.	- 6	11,400		3.50
	2			3,00
Occidental	5	27,451		2,50
1 acmo	2	8,000		
Union do.	5	6,175		2,67
City Bank of S. L. and Discount	2	6,500		2,00
California Trust Co	1			23,50
Pacific Bank	1	25,000	2	20,00
n	249	\$834,193	289	\$547,33

We are glad to note the fact that the mortgages given last month were much smaller, both in number and amount, than they were in July. The reduction comes to 4 in number, and in money to \$539,572. This, too, in the face of the fact that owners of real estate are still borrowing largely to build while the fine weather is with us. Loans taken for this purpose are the most legitimate and desirable that can be incurred, for improvements generally enable the borrower to meet his monthly instalments of interest and principal, while, in addition, the city is benefited and ornamented by the erection of improvements upon vacant ground. The discrepancy between the amounts of

the mortgages and the releases last month came to only \$286.868. while the releases exceeded the mortgages by 40 in number. In July the discrepancy, in favor of the mortgages, reached 75 in number and \$887,752 in amount. Seventy-one sales were made upon the part cash system last month, upon which a balance of \$275,760 was left unpaid. Money still continues to be plenty for real estate uses. One per cent, is the general rate for sums under \$5,000. Those requiring sums over \$5,000 are accommodated at 10 per cent, per annum. With two exceptions, no savings and loan society in any case here exacts more than one per cent, from borrowers, while private parties exact 11/4 to 11/4 per cent. in about one-half of the total number of cases where they take mortgages. Many persons prefer to borrow money from private persons or acquaintances, rather than from loan societies, under the belief that the societies charge higher rates of Interest, and are quick to foreclose where a borrower falls behind in his payments. This belief is a mistake in both cases. Well-conducted societies here always loan money at the very lowest ruling rates. They never forth close either, where it is at all possible to avoid it in-justice to the depositors. Certain fees have to be paid for the abstract and papers, when a loan is granted by a society. These fees are frequently complained of as unjustifiably high, but they are seldom much over those which would have to be incurred in

Real Estate Sales in Stockton.

The following is an exhibit of the sales of real estate, says the Stockton Independent, as shown by the records of the city, for each month from January 1, 1868, to July 31st, inclusive, together with the sales for the corresponding months in 1866 and 1867:

E	1866	1867.	1868.
January	\$22,880 50-	\$21,660 50	\$56,880 00
February	15,720 00	42,211 46	59,424 00.
March	31,661 00	73,028 00	99,060:00
April	34,767 00	67,719 00	69,832 00
Mny	35, 124 00	67,294 00	82,771.00
June	22,004 00	41,990 00	73,317, 00
July	23,550 00	41,975 00	88,415 00

Total..... \$185,706 50 \$356,877 96 \$529,699 00

Success of Blackmailing.

"We regret to say that one of our most prominent citizens has encouraged the late wholesale squatting and attempt to blackmuil, at the north end of the city, by purchasing the title of the chief squatter, which, if we may be allowed to use an anomaly, amounts to just nothing. The price paid for 25 fifty-vara lots was \$1,000, or at the rate of \$36 each. The example has now been set and the squatters will make the best use of the name of the purchaser mentioned. Their argument will be: " If we have no title, why did this man buy from us? He is well posted, and yet he 'came down.' " This reasoning will draw blackmail from many a victim, who would not otherwise pay one cent. Why will people pay money out in real estate transactions where they receive no consideration whatever? All that is necessary to obtain money here in many cases, is to set up a claim. It does not matter in the least whether there is a shadow of title or not. We need not look for a total eradication of blackmailing here, so long as money is easily obtained by it. We are making arrangements to show the worthless nature of each blackmail title here, and to publish the names of those dealing in them, so that rascality may have the full benefit which publicity will give it.

Potrero and Outside Lands.

During the past two months' very many suspicious sales have been made of Potrero and outside land property. In a few cases the sellers had a good title, in more they had a poor title, and in many they had no title at all. Probably the attempt to take possession by some of the late purchasers will result in not a few skirmishes and pitched battles. It is now estimated that land disputes on the Petrero alone, yield a weekly average of six cases of broken heads and bruised bodies, and the season is not a particularly good one for squatter riots either. If rocks and cobble stones were handier the business would be brisker.

and the same of	- "Y"A	1,0			
SALES RI	CORDED	ON ALI	THE	PRIN	TENA
STREET	rs of th	IE CITY,	BROW I	EIE.W O	Gth to
AUGUST	C 25th, 1	868, INCL	USIVE.	UMI 2	oth to

North of Market Street.

The state of the s
Northwest corner Drumm and Oregon, north 30x60 \$10,750
Southwest comes Comes Comes to the contract of
AC ONLY
Northeast corner Montgomery and Broadway, 57% on Montgom-
and broadway, 57% on Montgom-
ery by 40 on Broadway to an allow also lot adictains
ery by 40 on Broadway to an alley: also, lot adjoining on
Monigoricity, 20x00 io an alley
West side Montgomore 609/ Park and the contract of G
West side Montgomery, 68% feet south of Sacramento, south 25x
Southwest committee 10x47%
orden west corner hearny and Green west 40v60
East side Stockton, 77% feet north of Geary, north 17%x70 6,500
Each alle Stockton, 17 y feet north of Geary, north 17 ½ x70
Work side Steekter 232 feet north of Post, north 237 x80 9,500
west nide Stockton, 11 % feet south of Rush south loven
Northwest corner Chalifor and Time
Northwest corner Stockton and Pine, north 40x50. 2,450
East side Stockton, 5734 feet south of Union, south 20x5714 3,500
West side Dam II And Act added of Office, south 20x3/20 3,000
West side Powell, 47% feet south of Union, south fold, west 70,
north 96 1 6 northwest to a refer to a first
north 26 1-6, northeast to a point 70 feet east of Powell, and
thence to beginning

	west side Fower, 41% reet south of Union, south fold, west 70.	
	north 26 1-6, northeast to a point 70 feet east of Powell, and	
	thence to beginning.	0.00
	Southwest corner Pared and John and Anna	9,300
	Southwest corner Powell and John, south 20x85.	4,00
	West side Powell, 20 feet south of John, south 20x85.	3,000
	Fact side Fowell, 87% feet south of Lombard south 50v971:	1,600
2	Past side Mason, 11736 feet south of Clay, south 20v6814 1:	- 900
	Past side Taylor, 92 feet north of Sacramento north 93v86	_3,500
	East side Taylor, 52 feet south of Sacramento, south 24x68	2,500
	East side Taylor 137% feet south of Geary, south 25x87%, sold Ju-	2,000
	ly 23d for \$2,500, now resold for	0.000
	West side Taylor 1101 feet made of Mark and or and	2,950
	West side Taylor, 112 1/2 feet north of Turk, north 25x1371/2	4,000
	East side Jones, 112% feet north of Pine, north 25x6834.	1,023
	West side Jones, 20 feet south of Bernard, south 20x68 16	1,600
	west side Leavenworth, 117% south of Vallejo, south 20x137%	
	With L in rear 20x67 16	2,000
	Southeast corner Leavenworth and Chestnut, east 40x137 16	1,300
	East side Leavenworth, 137% feet south of Post, south 227% x68%.	
	West side Hyde, 105 feet south of Union, south 20x60	5,000
	Northwest corpor Hade and Aller To Fill of Control South 20x00.	675
	Northwest corner Hyde and Allen, near Filbert, north 35x55, sold	
	March last for \$1,300, now resold for	1,500
	Southwest corner Hyde and Russell, between Green and Union,	
	South 90×60	

	Southeast corner Leavenworth and Chestnut, east 40x13714	2 0
	East aids Loans with 1971.	1,3
	East side Leavenworth, 137% feet south of Post, south 227% x68%.	5,0
	West side Hyde, 105 feet south of Union, south 20x60	6
	Northwest corner Hyde and Allen, near Filbert, north 35x55, sold	
	March last for \$1,300, now resold for	1,5
	Southwest corner Hyde and Russell, between Green and Union.	
	south 20x60	7
4	Northeast Corner Larkin and Ellis, north 37 % x 68 %	5,0
	East side Larkin, 112% feet north of Eddy, north 25x87%	3.0
da	Southwest corner Jefferson and Taylor, 50-yara	5,0
4-	Boutheast corner Bay and Jones, 50-yara	3, 2
	bouth side Chestnut, 80 feet east of Leavenworth, east 40x1271.	6,5
	North side Filbert, 137 % feet east of Powell, east 137 %x160	27,0
	Southeast corner Union and Leaverworth, 50-yara and house	6,0
_	Bouth side Union, 52% feet west of Hyde, west 21x65	5
	Bouth aide Green, 137% feet west of Hyde, west 68% x77%	1,60
	North side Green, 107 1/2 west of Powell, west 30x90, sold Feb. 20,	4,00
	1867, for \$3,200.	4,00
	North side Vallejo, 88% feet east of Powell, east 48%x137%	7.00
	North side Vallejo, 110 feet east of Kearny, east 2716x6824	1,90
	Southeast corner Pacific and Davis, east 80x13716	44,00
	South side Jackson, 160% feet west of Mason, west 22% x9716	1.50
	South side Jackson, 71 1/4 feet east of Mason, east 23 1/4 x89 1/4	2,7
	North side Jackson, 1371/4 feet west of Taylor, west 1131/4x1371/4	3,8
	South side Washington, 82% feet east of Mason, east 27% x110	
	South side Washington, 28 feet west of Wetmore place, between	4,70
	Powell and Mason, west 28x821/6	4.00
	North side Clay, 45 feet west of Dupont, west 20x57	4,00
	Southeast corner Commercial and Sansome, east 20x50, with L in	5,00
	rear 1024 v20	** 0
	rear 10% x30	55,00
	South side Sagramento, 917, 1661 cast of Mason, cast 22 11-12x137 /g	1,2

Same as last resold with unfinished brick building	9,300
North side Post, 1814 feet west of Powell, west 22x1371/6	6,750
Bouth side Post, 115 feet west of Jones, west 30x137 k	9 (101)
Southeast corner Post and Larkin, 50-vara	13,000
North side Geary, 1833; feet east of Stockton, east 22 11-12x60.	12,500
South side Geary, 20% feet east of Brooks, between Kearny	and
Dupont, east 20x77%, with L in rear leading to Brooks	et
3x20 %	10,000
South side O'Farrell, 137% feet east of Jones, east 22x61%	2,800
South side O'Farrell, 24 feet east of Taylor, east 22 kx52 k	2,200
Bouth side O'Farrell, 55 feet east of Mason, east 52 %x87 %	5 000
South side O'Furrell, 221/2 feet east of Larkin, east 23x90	5,800
Bouth side Ellis, 110 feet east of Jones, east 27½x137½	4,100
Southeast convertible and I I add to see 21 2 X13 2	5,300
Southeast corner Ellis and Hyde, 50-vara	18,000
South side Market, 450 feet west of Third, 25 on Market by 160) to
Stevenson, less 5x70 on Stevenson	30,000

Cast side Ninth, 250 feet south or Forson, south Cast,	
in rear 25x75 south side Shipley, sold February last	2,810
Southwest corner Mission and Spear, southwest 45 10-12x40	9,000
Fortheast corner Howard and Russ, betw. 6th and 7th, east 36x90	6,000
last side Howard, 200 feet west of Eighth, west 25x85	2,300
last aids Howard, 200 feet west of Ninth onet 25x90, sold in	_,,
forth side Howard, 50 feet east of Ninth, east 25x90, sold in	2,700
March, 1867, for \$2,450, now resold for	2,100
outh side Folsom, 300 feet west of Sevenih, west 50x70, sold in	14.000
April, 1867, for \$4,200, now resold for	27,000
orth side Folsom, 100 feet cast of Ninth, east 25x90; lot same	2.158
aim adjaining cold in March, 1871, ICF 51, 100,	2,100
with alde Harrison 230 foot west of Follrin, west 45x00, sold in	9,600 -
Tuno last for \$0 500 · now- resold lor	5,600
outh alde Harrison 331 feet east of Sixth. cast bux100, soid Octo-	
ber, 1867, for \$4,000; now resold for	6,400

-	SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM JULY 26th to AUGUST 25th, 1868, INCLUSIVE.	South side Harrison, 140 feet west of Sixth, west 25x75	Southeast corner Ellis and Polk, east 110x120, sold July, 1867, for \$6,150, now sold for 10.000 Northwest corner Ellis and Octavia, west 137 %x120
	[Note.—In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]	April last for \$1,800; now resold for	North side Ellis, 250 feet cast of Laguns, cast 25x120
	North of Market Street. Northwest corner Drumm and Oregon, north 30x60	North side Brannan, 275 feet west of Eighth, west, 137 \(\)\(\)\(\) x137 \(\)\(\)\(\)\(\)\(\)\(\)\(\)\(Northeast corner Fyler and Frankin, 50-vara, 801d June 10th for 8,550, now sold for 8,800 Northeast corner Fulton and Gough, 50-vara 8,800 North side Fulton, 220 feet west of Laguna, west 27 5x120 1,100 North side Fulton, 82 % feet west of Laguna, west 27 5x120 1,100
, ,	West side Montgomery, 68% feet south of Sacramento, south 25x 137%, with L in rear 10x47%. Southwest corner Kearny and Green, west 40x60	May last for \$1,750; now resold for	Block 74, bounded by Hayes, Grove, Van Ness and Franklin, with improvements
	East side Stockton 234 feet north of Post, north 237 x80. 9,500 West side Stockton, 77 % feet south of Bush, south 40x60. 9,500 Northwest corner Stockton and Pine, north 40x50. 2,450 East side Stockton, 5736 feet south of Hujon, south 20x5744	Undivided 3-16ths south corner Tenth and Bryant, southeast 311, west 478\(\frac{1}{2}\), northeast 353 8\(\frac{1}{2}\)-12, sold April last for \$6,000: now resold for 10,000 Northeast side Twelfth, 112\(\frac{1}{2}\) feet east of Howard, west 25x137\(\frac{1}{2}\).	Northeast corner Hayes, and Fillmore, east 137 \(\) \
	north 26 1-6, northeast to a point 70 feet cast of Powell, and thence to beginning. Southwest corner Powell and John, south 20x85. West side Powell. 20 feet south of John south 20x85.	sold in February last for \$1,000; now resold for	last for \$1,800, now sold for. North side Oak, 165 feet west of Buchanan, west 55x120. North side Page, 110 feet east of Buchanan, cast 27½x120, sold in February, 1867, for \$3,435, now resold for. Northwest corner Page and Webster, west 242¼, northcast 277%,
2	East side Mason, 117½ feet south of Clay, south 20x68½	east 168 % on Fourteenth, by south 101 1	Northeast corner Page and Franklin, east 54x100
-	West side Jones, 20 feet south of Bernard, south 20x68½	the Willows property	North side Tehama, 325 feet west of Fifth, west 25x75
	Routheast corner Leavenworth and Chestnut, east $40 \times 137 \frac{1}{16}$ 2,000 1,300 East side Leavenworth, $137 \frac{1}{16}$ feet south of Post, south $227\frac{1}{16} \times 683\frac{1}{16}$. Northwest corner Hyde and Allen, near Filbert, north $35 \times 55 \times 600$	Southeast side Howard, 100 feet southwest of Twelfth, southwest 50x137½, sold in February last for \$3,100; now resold for 4,000 Southeast side Howard, 175 feet southwest of Twelfth, southwest 25x137½ West side Howard, 120 feet north of Nineteenth, north 40x122½ 2,000 Feet side Howard, 120 feet north of Nineteenth, north 40x122½ 2,000	Lot 61, Gift Map 3. 200 East side Hawthorne, 192 feet south of Folsom, south 54½x112½. 8,500 North side Jersey, 25 feet west of Dolores, west 25x114. 1.000 Precita Valley lots 311, 312, 313 and 314. 2,420 East side Clinton, 150 feet south of Bryant, south 25x75 1,200
4	Southwest corner Hyde and Russell, between Green and Union, south 20x60. Northeast corner Larkin and Ellis, north 37 ½ x68 3 5,000 East side Larkin, 112 ½ feet north of Eddy, north 25x87 ½ 3 000	East side Howard, 25 feet north of Twenty-first, north 60x100 3,050 West side Folsom, 65 feet south of Twenty-first, south 30x90 1,000 East side Folsom, 65 feet east of Twenty-third, south 30x90 1,100 East side Folsom, 95 feet south of Twenty-third, east 122%, south 42 9 2-12, southwest 123 7-12, north 60, etc 2,400	Lots 83, 84, and 86, Gift Map 1. 200 Lots 5 and 12, block 308; and 5 and 12, block 317, South S. P. 2,180 Lot 14, block 296; and 11, block 472, Golden City Homestead Ass. South side Tenth avenue, 240 feet east of M street, east 120x100. 450 South side Tenth avenue, 120 feet east of M street, east 120x100. 450
	Southwest corner Jefferson and Taylor, 50-vara	East side Folson, 35 feet south of Twenty-third, south 30x90 1,000 East side Folson, 106 feet south of Serpentine av., south 50x102./ 1,100 Northwest side Harrison, 180 feet northeast of Tenth, northeast 25x95, sold in May last for \$1,250; now resold for 1,325 East side Harrison, 208 feet north of Twenty-fourth, north 26x100 850	South side Eighth avenue, 180 feet east of K street, east 180x100, Central Park. Northeast side Fifteenth avenue, 75 feet southeast of J street, southeast 150x100, South San Francisco
-1-	South side Union, 52% feet west of Hyde, west 21x65	East side Harrison, 130 feet north of Twenty-third, north 26x100, 800 East side Harrison, 182 feet north of Twenty-fourth, north 26x100 850 Northeast corner Seventeenth and Mission, east 105x100. 7,000 South side Seventeenth, 275 feet east of Dolores, 25x100. 2,000 South side Seventeenth, 175 feet east of Dolores, east 75x100. 3,300	Southeast 150x100 South corner Seventeenth averme and J street, southwest 100x75. Lots 36 and 37, block 11, People's Homestead Association. Northeast side Sixteenth avenue, 225 feet vorthwest of L street, northwest 75x200, South San Francisco. 1,500
8	1,900 1,90	South side Seventeenth, 100 feet west of Church, west 50x100	Northwest corner Guttenberg and Brunswick, West-End Home- stead Association, west 178x106 ¹² . Lots and 15 and 16, block 436, South San Francisco
1	South side Washington, 82½ feet east of Mason, east 27½x110 4,700 South side Washington, 28 feet west of Wetmore place, between Powell and Mason, west 28x82½	Southeast corner Twenty-third and Folsom, south 35x90	Northeast side Sixtegath avenue, 225 feet north of K street, northwest 75x100. Northwest corner Jessie and Ecker, southwest 12x62. Lot 16, block 351, South San Francisco. The East side Diagnond, 190 feet south of Nineteenth, east 55x125.
2	Fear 10% x30	house and lot	Northeast corner Potrere avenue and Senoma, west 75x109. 2,400 Northwest corner Prospect avenue, 427 feet southwest of Esmeralda avenue, northwest 68x84. 1,659 South side Jessie, 225 feet east of Fifth, east 25x60. 4,300 North Beach water lots 67, 68 and 69, block 4. 5,000
8 2 2 8	North side Bush, 117% feet west of Dupont, west 20x137%, lot 6,750 Same as last resold with unfinished brick building 9,300 North side Post, 1814 feet west of Powell, west 22x137% 6,750 South side Post, 115 feet west of Jones, west 30x137% 9,000 Southeast corner Post and Larkin, 50-yara 13,000	North side Twenty-sixth, 80 feet east of Diamond, east 80x114 450 East side Valencia, 112 feet north of Tiffany avenue, north 25, east 154, southwest 2614, west 14514 550 Southeast corner Dolores and Twenty-fourth, east 250x260, sold September, 1867, for \$8,000; now resold for 11,000	Lot 2, block 183, and 6, block 472, Gelden City Homestead Ass'n. 900 North side Yuba, 25 feet west of Kansas, west 25x100. 350 Lot 504, Gift Map 4. 30 South side Stevenson, 200 feet west of Fifth, west 25x75. 2,500 North side Tenth avenue, 80 feet west of M street, west 20x75. 175
	South side Geary, 1834 feet east of Stockton, east 22 11-12x60 12,500 South side Geary, 20½ feet east of Brooks, between Kearny and Dupont, east 20x77½, with L in rear leading to Brooks st. 3x20½	East side Dolores, 57% feet north of Seventeenth, north 28%x115 2,300 East side Church, 89 feet south of Twenty-fourth, south 25x100. 415. East side Church, 25 feet north of Twenty-fourth, north 76x100. 1,275 Northeast corner Church and Jersey, east 25x114. 500 Northwest corner Church and Columbia, north 25x100. 2,000	Lots 1 to 48, block 235; also lots 23 to 26, block 302, Haley Tract; also Precita Valley lots 288 to 293, and lot 351. 10,000 Lot 38, West End Homestead Association. 750 Northwest corner Georgia and Humboldt, west 200x300. 13,000 Northeast corner Serra and Louisiana, north 400, east 175, south
200000000000000000000000000000000000000	South side O'Farrell, 24 feet east of Taylor, east 22½x52½	Northeast corner Noc and Army, east 80x114	100, east 25, south 100, west 100, south 100, east 50, south 100, west 75, north 100, west 25, south 100, west 50. South side Silver, 72 feet west of Third, west 28x100, less L 3x25 in rear. West side Virginia Place, 685 feet south of Jackson, south 20x56
V	Nouth side Market, 430 feet west of Third, 25 on Market by 160 to Stevenson, less 5x70 on Stevenson	East side Columbia, 104 feet north of Twenty-third, north 25x100 400 West side Columbia, 104 feet north of Twenty-third, north 52x100 700 East side Columbia, 182 feet south of Twenty-fourth, south 52x100 1,400 West side Shotwell, 125 feet south of Eighteenth, south 30x122 800 West side Shotwell, 155 feet south of Twentieth, south 60x122 1/2 5,250	to Stone street. 1,600 South side Hill, 200 feet east of Capitel, east 200x125, R. R. Homestead Association. 200 North side Lobos, 400 feet east of Marengo, east 200x125, R.R. H.A. 220 Northwest corner Sierra and Georgia, west 50x100. 1,100
V	Vest side Main, 137 % feet south of Howard, 50-vara	West side Shotwell, 130 feet north of Twenty-fifth, north 65x115 3,600 West side Capp, 126 feet south of Nineteenth, south 90x122 1/2 2,900 West side Capp, 176 feet north of Seventeenth, north 45x105 2,700 West side Capp, 176 feet north of Twenty-fourth, 56 1/2 feet front by 3625 in rear, and 122 1/2 in depth	Precita Valley lot 211 1,275 Lot 8, 9 and 10, California Homestead Association 1,650 Lot 8, block 138, O'Neil & Haley Tract 300 Lot B, block 266, South San Francisco 1,000 Lot 5 86, 588, 590, and 592, Gift Map 2 850 Northeast side Nevada, 175 feet southeast of Folsom, southeast 25,
		West side Fair Oaks, 157 feet south of Eighteenth, south 45x110 800 Western Addition. West side Larkin, 87% feet south of Jackson, south 30 4%-12x112% 1,400 Southeast corner Van Ness avenue and Clay, south 63%x123 5,800	unortheast 74, northwest 25, southwest 75%. Undivided one-third parts blocks 461 and 480; also one-third of tract covering west side, Texas, 210 feet south of Napa, south 80 degrees 59 minutes, west 10:11%; etc.; also portions of blocks 210, 211, 230, 231, 244 to 217, 266, 269, 270, and 270;
		Northeast corner Octavia and California, north 275 to Sacramento, by 137 %, two corner 50-vara4 9,850 Northwest corner Laguna and Pacific, 50-vara 11,000 Southwest corner Laguna and Broadway, 50-vara 11,000	also portions of blocks 207, 208, 234 to 236, 242, and portion of Jackson Park: also portions of blocks 192, 215, Potrero (irregular description), with certain exceptions. 80,000 Block 3, University Mound Survey. 4,001 Lots 22, 23, 24, 28, 29 and 30, Cobb Tract. 850
		East side Webster, 25 feet south of O'Farrell, south 25x90 550 Southwest corner Fillmore and Sacramento, south 79 \(^1_0 \text{x}\) 106\(^1_1\) 2,400 East side Pierce, 100 feet north of Sutter, north 37 \(^1_0 \text{x}\) 110. 825 Northeast corner Scott and Greenwich, north 275x84. 3,000 West side Scott, 50 feet south of Turk, south 50x90. 1,400	Northwest side Brunswick, 178 feet west of Oliver, west 44½ x213. Northwest side Brunswick, 222½ feet west of Oliver, west 44½ x213. Lots 14,15 and 16, University Mound Survey. Northeast corner Church and Jersey, east 25x114, subject to mort. — side Shasta, 42 feet east of Illinois, east 25x100. 1,000.
		West side Devisadero, 55 feet south of Geary, south 55x80	Southeast corner Sterra and Michigau, east 100x100. 4,000 Half same as last. 2,400 South side Stevenson, 365 feet west of Fifth, west 47½x75. 4,000 Lots 9, 10 and 11, block 2, South San Francisco. 300 Southeast corner Sterra and Nebraska, east 200x866. 22,000
		North side Pacine, 50 feet west of Polk, west-25x100. 1,100 North side Pacille, 50 feet east of Laguna, east 87½x137½ 3,000 North side Sacramento, 100 feet east of Van Ness avenue, east 25x127² 1,650	Eighth avenue, 75 feet west of M street, west 25x100, Central Park Lots 3 and 4, bleck 26, Fairmount. A. South side John, 13736 feet est of Mason, east 23x60. North side St. Mark's Place, 70% feet west of Kearny, west 20x60, Southwest side Summer, between Fourth and Fifth, 175 feet south.
		North side Pine, \$13 feet cast of Gough, east 42x120	east-of Howard, southeast 25x58
0.	ast side Ninth, 250 Icet south of Foliagh. February last	North side Bush, 31 feet east of Buchanan, east 24x87½	25x80. 2,950 South slde Jessie, 250 feet southwest of Fourih, 25x70. 4,200 Undivided half of blocks 166, 167, and 168, Petrero. 14,000 Southeast side Stevenson, 365 feet southwest of Fifth, southwest 47 \(\) x x 75. 4,500
TE	-Al mak common Howard and Russ Detw. bill and till cast Juan 14,000	North side Sutter, 120 feet east of Gough, east 57 3/x120	West side Shotwell, 130 feet north of Navy, north 65x115 to alley. South side Precita Place, 165 feet east of Folsom, east 25x100

Southeast corner Ellis and Polk, east 110x120, sold July, 1867, for \$6,150, now sold for	South si
Northwest corner Ellis and Octavia, west 137 %x120	Lot 107,
North side Ellis, 250 feet cast of Laguna, cast 25x120.	Northea
Northwest corner Ellis and Ruchanan week-fav75	W W
North side Turk, 192% feet east of Franklin, east 27 kg 190	North Bi
Bouthwest corner and stemer, west 412 ax 137 %, half blk	West si
Northeast corner Turk and Scott. 50-yara	- 60
Northeast corner Tyler and Franklin, 50 vara Sold June 10th for	
*6,450, and July 15th for \$8,550, now sold for	Notab
Northeast corner Fulton and Gough, 50-vara.	- The
North Side Fulton 990 feet west of Laguna west 971, vice .	
North side Fulton, 82 % feet west of Laguna, west 27 %x120 1,100	feet no

South side Precita Place, 165 feet east of Folsom, east 25x100..... Northeast corner Noe and Army, east 80x114....

Procita Valley lot 107.... Block 36, University Mound Survey....

Lots 247, 249, and 251, Gift Map 2. West side Buena Vista, 77 feet north of California, north 24x60...

West side Pike, 100 feet north of Sacramento, north 32x11134.....

Lots 7, 8, 9, and 10, block 10, West End Map 2.....

North side Figg, 80 feet west of Church, west 80x114....

Undivided one-eighteenth Treat Tract.....Lots 432, 434, 436, 437, and 438 to 441, Gift Map 3.

Precita Valley lot 107 ...

orth side Sutter, 120 feet east of Gough, cast 573;x120...... outh side Sutter, 137% feet west of Octavia, west 55x120...... itheast corner Sutter and Broderick, 50-vara..... hthwest corner Post and Baker, west 27 1/x110.

ith side Post, 128% feet east of Laurina, cast 25%x120....... orth side Gesry, 137½ feet west of Larkin, west 30x120, sold at Beldeman sale for \$1,525, in June last for \$2,100, now sold 3,000 If interest northeast corner Geary and Polk, east 22 1/2x120.... athwest corner Geary and Polk, west 137 1/2120, sold at Beide-

man sale for \$7,250, now sold for..... thwest corner O'Farrell and Larkin, 50-vara utheast corner O'Farrell and Polk, 50-vara.....

ide Clipper, 160 feet west of Castro, west 80x114..... ne Trent avenue,

le Sales and Advances.

lot, 25x137 /2, on the west side of Taylor street, 1121/ rth of Turk, was sold by us a few days ago for \$4,000. The seller has held the lot since 1851, in which year it was even to him for fencing the remainder of the fifty vara lot. A ot, 271/x1371/2, on the south side of Ellis street, 110 feet east of Jones, was sold a few days ago for \$5,300. This is within a fraction of \$195 per front foot; a very high price. The lot on the south line of Market street, 450 feet west of Third, having a frontage of 25 feet by a depth of 170 feet to Stevenson, less lot 5x70 on the latter street, together with a four story frame build. ing, (the Columbia Hotel,) sold last month for \$30,000, or (deducting \$120 per foot for the five feet which are lacking on Stevenson,) at the rate of \$1,176 per front foot. The ground in that vicinity running through to Stevenson, is held at about \$1,000 per front foot. The property on the east side of Fourth street, 40 feet south of Folsom, having a frontage of 80 feet by a depth of 571/2 feet, was sold on the 13th ult. for \$30,000. This property was sold in March last for \$25,000. If the Montgomery street extension is made, this lot will have a frontage of 89 feet on the new street, and of 65 on Fourth street. The lut, 24x100, on the west side of Fourth street, 163 feet outh of Brannan, which was sold in May last for \$5,450, was resold last month, for \$6,750. The lot on the north side of Folsom street, 100 feet east of Ninth, 25x90 in size, sold Aug. 11th. for \$2,158. The lot adjoining this one was sold in April, 1867, for \$1,400. The lot on the south side of Bryant street, 200 feet west of Fourth, which was sold in January, 1867, for \$1,600, was lately resold for \$2,250. The lot on the northwest corner of Twenty-lifth and Bryant streets, which sold for \$200 in two subdivisions in March and May, 1867, lately changed hands for \$2,050-an advance of \$1,250. The lot, 250x260, on the south east corner of Dolores and Twenty-fourth streets, was sold August 14th, for \$11,000. It was sold before, in September,

1867, for \$3,000 --Late sales in the Western addition show the following advances: Lot, 63/x123, southeast corner Van Ness avenue and Clay, for \$5,800; sold April last for \$4,100. Lot, south side of Sutter street, 1091 feet west of Van Ness avenue, 331x120, has been sold at the rate of \$100 per front foot; was sold in January last at \$15 per front foot. Lot, 30x120, north side of Geary, 137% feet west of Larkin, was sold on the 4th ult. for \$100 per front font. This ground was sold in June last for \$76 per front foot, and at the Beideman sale in July, 1867, for \$55per front foot. The fifty vara lot southwest corner of Geary and Polk, which was sold for \$7,250 at the Beideman sale, was resold on the 8th ult. for 11,750. The fifty vara lot on the southeast corner of Ellis and Polk streets, has been sold for \$10,000. It was purchased in July, 1867, for \$6,150. Lot, north side of Oak street, 110 feet west of Laguna, 55x120, was sold on the 4th ult. for \$2,400. It was purchased in April last for 1,800.

The Sill vs. Reese Suit. The suit of Sill vs. Reese and others, for the recovery of the 50-vara lot on the northwest corner of Kearny and Washington streets, has been decided in favor of the defendants. The property is worth \$200,000, and, of course, if the plaintiff had won the case, he would have been entitled to damages for unlawful pussession and past rents. Sill based his pretended claim upon the following shallow grounds :- He is the son and heir of Daniel Sill, who came to California about the year 1834. It was alleged in his behalf, that in April, 1843, Francisco Sanchez, then Alcalde, granted the lot in question to Francisco de Haro, and that Francisco de Haro in the same month sold to Daniel Sill, who never alienated it. On the other hand, defendants claimed that Daniel Sill, being a foreigner, never received a deed from De Haro, but simply bargained with him for the lot; that Sill applied in 1843 for naturalization papers, to enable him to hold land under the Mexican laws; that pending the proceedlngs for unturalization, Sill determined to leave Yerba Buena permanently and reside at Lausson's rancho; that he sold his right to the lot to one George Davis, in the early part of 1844, for the sum of fifty dollars, and directed De Haro to make a deed to Davis; that he assured Davis that he himself never had any papers conreying title to the lot; that William S. Hinkley, then alcalde, managed the matter for Davis, and advised him to have a new grant made to De Haro, and a new deed from De Haro to himself, inasmuch as the Mexican law required that a lot should be fenced and a house, built upon it within one year from the date of the grant; that Hinkley, the alcalde, made a new grant on the third of March, 1844, to De Haro, and subsequently De Haro deeded to Davis, from whom the present occu-

pants of the lot derive their chain of title.

Number and Value of Sales on our Principal Streets Street Work Ordered.

Below will be found a full and very interesting table, showng the number of sales made on all the principal streets of San Francisco in 1867. The table also shows the various amounts of money which changed hands by these sales in the same period. We have arranged the streets by the number of sales, the one liaving the highest number being placed first. As will be seen, Folsom stands first in this list, Howard second, Mission third, Bryant fourth, Market fifth, and Bush street (outside of Larkin street) sixth. In the amount of money which changed hands in 1867, Market street stands first, California (inside of Lurkin) second, Sansome third, Pine street (inside of Larkin) fourth, Folsom street fifth, and Mission street sixth. We have separated the sales made on McAllister, Turk, Bush, Jackson, and other parallel streets, which run west of Larkin street, and thus show the sales made inside and outside of that dividing line. A careful perusal of the annexed table will repay all interested in our

real estate:

17,945 Howard......75.... 361,637 Twenty-second 10.... 12,225 Mission...... 67.... 401,649 Vallejo, inside, 10.... Bush, outside: .48..... 84.581 Broadway, out. 10.... 65,597 Beale9....94.950 Pine, outside, .42.... 129,448 Fifteenth 8 . . . 6,799 Post, outside ... 41 98,565 Mason 8.... Harrison 36. .. 74,835 Grove 8.... 31,350 Ellis, outside. .36... 124,850 Greenwich, in.. 7.... Sutter, outside:33.... 20.100 128,435 Eleventh.... 7.... Seventh 32... 48.530 27,370 Twenty-third 7.... Twenty-fourth.. 31. 109,660 Sanchez 7.... McAllister, out.28. . .. 76,840 Commercial 7..... 100.074 Geary, outside 27 130,764 Fremont 7:... 106.583 543,534 Fillmore 7.... Pine, inside ... 26 Turk, inside...26 ... 163.275 Lombard, in. . . 6 32.700 58,300 Townsend 6....-...26.-.7-Pacific, inside.25.... 95,049 Twenty-sixth. 6.... 63,643 Front..... 6.... 161,250 Turk, outside .. 24 Geary, inside. .24.... 110,725 Spear 6.... 33,650 125,399 Green, outside. 6.... Eddy. inside ... 24 132,720 Third 5.... 122,500 Sixth......23.... 61,289 Main 5.... 33,200 Leavenworth . . 23 55,860 Greenwich, out 5.... 5,865 Tyler, outside 23 62,490 Filbert, outside 5.... Fulton23..... 12,400 619,150 Haight 5 . . . California, ins. 22 Bush, inside...22... 155,025 Battery.... 4.... Van Ness Ave.22... 83,230 Devisadero... 4.... 170,425 Twelfth 4.... Sutter, inside 128,243 Fourteenth.... 4.... Dupont......21.... Hyde 21.... 39,568 Guerrero 4.... 4.535 45,280 Noe 4 . . . Sacramento.out21.... 2.910 178,840 Octavia 4.... Clay, inside ... 20: ... 76,952 Buchanan 4.... 1,765 O'Farrell, out .. 20 76,925 Chestnut, out. Eddy, outside.. 20.... 3.875 Green, inside: .19.... 36.936 Washington, out 4.... 34,587 Thirteenth: 3 ... Larkin......19.... 226,650 Tenth 3.... Fourth. 18.... 610,444 Church 3 . . . 103,850 Davis 3.... Stockton.....18.... 89.500 Union, inside...18.... 38,714 Francisco, in... 3.... Sacramento, in. 18.... 169,293 McAllister, in. . 3.... 11,600 4.100 O'Farrell, inside 17.... 69,175 Vallejo, outside 3.... 14,420 Huyes 17.... 172,292 Waller 3.... Valencia..... 16.... 170,175 Cluy, outside... 3.... 2,000 16,250 Twenty-fifth ... 16.... 18,585 Twenty-first ... 2.... Dolores..... 16.... 20,061 Drumm..... 2 ... 13,750 Washington, in.16.... 82,200 Beach, inside. . 2.... California, out.15.... 31,346 Bay, inside.... 2.... 4.000 Broadway, in.. 14.... 45,175 Chestnut, inside 2.... Sixteenth14..... 33,730 Tyler, inside .. 2.... Seventeenth...14 ... 32,525 Gough...... 37,000 380,500 Luguna..... 2.... 49,420 Scott..... 2.... 109,400 Francisco, out. 2. ... 1,704 Jackson, inside. 14. ... 107.550 Lombard, out., 2.... Steuart 14 .. . -2.236170,205 Union, outside. 2.... 57,600 Merchant 1.... Eighth 13 16.555 North Point ... 1 Filbert, inside. 13.... 18.150 Irwin ... 1.... 4.000 Octavia......13.... 77,242 King..... 1.... 15,000 12.382 Jefferson, in . . . 112.... Nineteenth . . . 10.160 Pierce Castro......12.... 29.260 Broderick 1... Page12.... 118,225 Conquin 1.... Brannan 11 231.850 Beach, outside. 1.... Montgomery ..11.... 30.606 North Point, out 1

Property in Redwood City for Salo.

Ninth...... 10.... 42,875 Bay, outside... 1....

Pacific, outside 11....

Eighteentl..... 10.... 4,110

We have for sale that beautiful residence in San Mateo county known as the Island Home, so called because it is almost entirely surrounded by a beautiful running stream. It fronts the railroad and the county road. There are ten acres of land in the grounds, upon which there are 100 oak and 300 fruit trees. There is also a house, barn, well, etc., upon the place. For n country residence, this place has advantages which can hardly be excelled. Price, \$10,000.

46.825 Jackson, outside 1....

47,755 Kate 1....

95,950 Berry 1....

The Land Investment Company,

A number of responsible persons here have associated together, and formed "The Land Investment Company." . The object for which this company has been formed is the accumulation of funds with which to engage in and carry on the business of buying and selling real estate.

During the month of August, the following street work was ordered by resolutions of the Board of Supervisors, a portion of which is now under contract:

GRADING-Sacramento street, from Franklin to Gough; Mason street, from California to Sacramento; Octavia street, from Ellis to O'Farrell; Twentieth street, from Mission to Valencia; Turk street, from Laguna to Buchanan: Belden street, from Pine to Bush; Laurel avenue, from Van Ness avenue to Franklin' street; Mission street, from Seventeenth to Nineteenth; Jackson street, from Polk street to Van Ness avenue; Fillmore street, from Haight to Waller; Turk street, from Franklin to Gough; Sanchez street, from Seventeenth to Nineteenth; Noe street, from Eighteenth to Nineteenth; Nineteenth street, from Sanchez to Noe; Eighteenth street, from Sanchez to Noe; Hancock street, from Sanchez to Noe; and Lyon street, from Post to Geary. Also, the crossings of Broadway and Octavia streets; Turk and Gough streets; Sanchez and Nineteenth streets; Noe and Eighteenth streets. Re-grading Stevenson street, from Sixth to Seventh; and the crossing of Green and Mason streets.

MACADAMIZING-Van Ness avenue, from Pacific to Jackson, from Jackson to Washington, and from Washington to Clay streets; Geary street, from Broderick to Cemetery avenue Pine street, from Webster to Pierce; Turk street, from Laguna to Buck Scott street, from Haight to Page; Mission street, from Seventeenth to Eighteenth, and from Eighteenth to Nineteenth; Lyon street, from Post to Geary; Jackson street, from Polk to-Van Ness avenue; Dolores street, from Fifteenth to-Sixteenth; Pierce street, from Pulton to McAllister; Baker street, from Genry to Post; Sanchez street, from Seventeenth to Nineteenth; Noe street, from Eighteenth to Nineteenth; Ninetcenth street, from Sanchez to Noe; Eighteenth street, from Sanchez to Noe; Hancock street, from Sanchez to Noe. and Steiner street, from Sanchez to Noe. Also, the crosssings of Van Ness Avenue and Jackson street; Van Ness avenue and Washington street; Mission and Seventeenth streets; Steiner and Ellis streets: Sanchez and Nineteenth streets, and Noe and Eighteenth streets.

PAVING-Broadway street, from Sansome to Montgomery, and from Sansome to Battery. Also, the crossing of Broadway and Sansomo streets.

PLANKING-Clinton street, from Bryant to Brannan; west half of Fourth street, opposite Welch; Auburn street, from Jackson to Pacific; and Main street, from Mission to Howard. Replanking Union street, from Powell to Mason; Market street, from Sixth to Seventh, from Seventh to Eighth, from Eighth to Ninth, opposite to Seventh and opposite to Eighth streets.

SIDEWALKS - On Shotwell street, from Twenty-first to Twenty-second; Hyde street, from California to Sacramento from Sucremento to Clay, from Clay to Washington, from Washington to Jackson, and from Jackson to Pacific: Washington street, from Hyde to Larkin, and from Larkin to Polk; south side Geary street, from Franklin to Van Ness avenue; St. Mark's Place, from Kearny to Dupont.

BRICK SEWERS-In Ellis street, from Hyde to Larkin; Taylor street, from Jackson to Pacific; Stevenson street, from Fifth to a point fifty feet east of Sixth; Genry street, from Leavenworth to Hyde; Mission street, from Sixth to Seventh; Mason street, from Green to Union; Folsom street. to a point opposite easterly line of Hawthorne street, and from First street to a point opposite the westerly line of Essex street.

REDWOOD SEWERS-In Ohio street, from Pacific to a point fifty-five feet southerly from Broadway; and Folsom street, from Seventh to Eighth.

Cost and Extent of Street Work for One Year.

From July 30th, 1867, until July 30th, 1868, the real estate owners of San Francisco have paid out the sum of \$1,525,000 in currency, for street work of various kinds which was ordered by the Board of Supervisors. How much was paid out for like work under private contracts, it is impossible to determine. Doubtless, however, the cost of the latter would amount to one hundred thousand dollars at least, making the total expenditure for street work during the year \$1,625,000. Annexed will be found the various items of this total hill of cost. Grading to the amount of one million six hundred thousand cubic yards was done, which cost \$160,000, or \$2.874 per cubic yard. Two million square feet of macadamizing rock were laid, which cost \$140,000, or 7 cents per foot. Ninety thousand square feet of cobble-stone and four hundred thousand square feet of Nicolson pavement have been laid. These pavements cost the property owners \$170,000. Between six and seven million feet of planking have been laid, at a cost of nearly \$250,000. One hundred thousand feet of sidewalking have been laid, at a cost of \$140,-000. The outlay for twenty thousand feet of crossings and curbs was \$40,000, or \$2 per foot. Thirty thousand feet of brick sewers have been built, at a cost of \$250,000, or \$81 per foot. Eleven thousand feet of redwood sewers were constru ed, which cost \$25,000, or about \$21 per foot. Repairs at the water front cost \$25,000.

A Plain Statement.

3,250

500

The statement mode in the last issue of THE CIRCULAR relative. to the reasons which caused the first buyer of the property corner of Market, Kearny and Geary streets to retuse to complete his purchase, was based upon information derived from said purchaser, who gave us the figures of the survey which he had made. The correctness of these figures has been disputed, but even the statement made in opposition to them shows that our information, was in the main, correct. Indeed we believe it was precisely correct. In any event, however, the issue is one of only a few inches difference between the two surveys. We publish no street rumors about this matter, but went, as above stated, to a reliable quarter for our information, and this those who asserted the contrary very well knew when they penned their statement. Why they attempted to make it uppear that we had any object whatever, but the simple one of giving information about a matter which contained some interesting points, we cannot pretend to say.

Progress of Railroads.

One of the chief wants of this State has been milroads, a want, however, with which we are being supplied rapidly. Our great road-the Central Pacific-is now completed to a point some 300 miles east of Sacramento. Seven miles of track were -lately laid in one day on this road, and even this can be beaten, if necessary. Let it be recollected, too, that this rate of construction is not attained by slighting the work. The high reputation which the Central Pacific Company has obtained for building a first-class milroad is not being imperilled by the character of road which it is now constructing. Great speed is possible, because the company has been preparing for over two years for the work on which it is now engaged. The task of getting over the Sierras was one which delayed the work ahead, eastward, most provokingly. But while thus delayed, the company was busy getting ready wholesale supplies of all kinds for the line beyond the mountains. Some twenty-five or thirty sawmills were running night and day for nearly two years, in the vicinity of Cisco and in Truckee Canon. These mills turned out nearly all the ties, bridging materials, etc., which will be required for the road out to Salt Lake. The whole line had-long been located and staked, and now an army of some 10,000 graders and track-layers, marshaled by a large corps of the best railroad overseers in the world, are stretched out along it. The most of the country through which the road is to pass is one of the smoothest in the world for a railroad. It is therefore easy to see (especially as the work is kept progressing night and day) that great speed is not inconsistent with a first-class quality of

The San Jose road extension to Gilroy, thirty miles in length will be completed, it is promised, by December next. This road is now in a very prosperous state, the country and towns through which it passes being in a highly flourishing condition. The extension named carries the road through a very fine agriculfural portion of the State.

The railroad to run from Vallelo to Sacramento is now completed for 46 miles, to Davisville, which is within 14 miles of Sacramento. The portion yet to be built, however, will nearly all require to be erected on piles, because the country is subject to overflow in winter, to depths of 3 to 15 feet,

Several railroads are under active headway in Napa, Solano and Marin counties. The commencement of work on the innetion road from Harrisburg to Suscol, to connect the Napa Valley with the California Pacific road, is announced; and a contract has been made for the construction of a road from Davisville to Woodland this year.

Subscriptions are being received for the building of a railroad from Anaheim to Buenaventura, in Los Angeles county, a distance of nearly 50 miles.

A contract has been made for grading ten miles of the San Francisco and Humboldt Bay Raitroad, castward from Petaluma, before the 1st of December, but the superintendent expresses the belief that the entire distance to Santa Rosa, sixteen miles. can be completed before that time. Arrangements are being made to purchase forty miles of iron.

----Large Purchase in Sonthern Counties.

A number of San Franciscans lately purchased 171,000 acres of land in San Bernardino and Los Angeles counties, from Abel Stearns and Ex-Gov. Pio Pico The price paid was \$1-50 peracre. The tract consisted of the Los Bolsas, San Juan Cojon de Santa Anna, Bolsa Chica, Los Habros and Los Coyotes ranghes. The last mentioned ranch contains much the best land. A southern county paper gives the following reseate description of

"It reaches from the ocean far into the interior of the county. presents every inducement to the industrious settler that the heart could wish, being variegated by ranges of hills, rolling prairie, level plains, small lakes, running streams and springs of clear, cool, sparkling water. The soil and climate is suited for the growth of almost everything that can be produced in any part of the world. Of course, in a short visit no very extended exploration of so vast an extent of country could be made, but looking from the elevated table land, from the foot of which flow springs furnishing an almost inexhaustible supply of water for all purposes, the view over the fertile plain stretching out to the ocean is magnificent. Surveyors are now engaged dividing these ranches into tracts of suitable size, which are offered to settlers on terms that cannot fail in a very brief period to render this one of the most populous sections of the county. Anaheim, which is located in the midst of this tract, only shows with what ease, and in what a brief period of time, tens of thousands of acres surrounding it may be made to yield a bountiful reward to the industrious farmer. From the desirable character of the land, the healthful climate, the proximity to ocean communication (being immediately adjacent to the Anaheim landing and but a short distance from Wilmington), the inexhaustrole supply of water, and the easy terms upon which it is offered to settlers, it is but reasonable to suppose that what is now lying waste, with a scattered tenement here and there, and a few lonely settlers, will in a short time be teeming with industrious farmers. traders and mechanics, covered with vines, grain and fruit trees. and dotted with neat and comfortable cottages, churches and schoolhouses, "

Stearns still retains one-fifth interest in the entire tract. The purchasers of it have been asked to subscribe \$25,000 towards building a railroad from Anaheim to Bugnayentura, in Los Angeles county. The road as laid out would ron through the tract. ----

Very Funny,

The following racy item appeared in a recent Vallejo paper : A petition has been circulating this week, requesting Congress to make Vallejo a port of entry, and declare it the western terminus of the overland railroad. An able pen has set forth the advantages of Vallejo over competing cities. If Congress grants the prayer of the petitioners, it will merely hasten what the keenest men in the State acknowledge as sure to transpire without legislation. Nature formed this harbor for commerce, and a few years' time will suffice to make it a successful rival of all other Pacific ports.

NICOLSON PAVEMENT IN NEW YORK. -According to the New York Tribune, the Nicolson pavement on Nassan street in that city, has required repairing three times since it was first laid, about one year ago.

Real Estate Transactions in Sacramento City and

We have made arrangements by which we will receive each month the total monthly sales of property in Sacramento city and county. We will also be able to give the figures of the mortgages given, and releases made, by private individuals, and the Sauramento Savings Bank. Below will be found the list of transactions named, which occurred from the 25th of July till the 25th of August, inclusive: *1

	DEMOS.	~
1	- City property53 deeds, amounting to	\$51,345
	County property	
1		
ł	Total city and county 113 " "	\$79.105
1	These figures show that each sale had an average	

\$700 each. The highest consideration in any one Teed was \$4,000. There were five deeds given, in which the considerations were nominal. These we have omitted from the list. We hope to give a full and reliable article on the present position of Sacramento and its real estate soon.

MORTGAGES AND RELEASES. - Private individuals took mortgages during the month to secure the payment of \$14,512; the Savings Bank loaned \$41,950, the payment of which was secured by mortgages of real estate. The total amount loaned was \$56.462 The private releases amounted to \$11,311; flus made by the Savings Bank to \$4,238-total, \$15,549. The above facts show that the figures of the mortgages exceeded those of the releases by \$40,913.

-Kearny Street.

It is now definitely settled, that the youngest person living cannot expect to live long enough to see all of Kearny street in passable condition agai 1.

A CARD -- BUILDERS' INSURANCE COMPANY .-"United we stand, divided we fall." Policies issued on all classes of Fire and Marine Risks. Method of Business-1st, Low Charges; 2d, Prompt Payment of Losses; 3d, No Lawsuits; 4th, All Disputes which may arise are to be settled by arbitration. President, Thomas Blooset. Office in the California Building and Savings Bank, California street, arise are to be settled by arbitration. President, Thomas Mooney. one door above Sansome.

TEGULATIONS OF THE CALIFORNIA BUILDING AND SAV-INGS BANK. Interest at the rate of ten per cent, per annum, clear of Federal taxes, allowed on all deposits which shall be thirty days in the EGULATIONS OF THE CALIFORNIA BUILDING AND SAV. Interest allowed from date of deposit, which will be repaid in U THOMAS MOONEY, President, California st., near Sansome. Money to loan on city property.

T. MILLIKEN, NOTARY PUBLIC, AND COMMISSIONER Deeds for Nevada and most of the other States. Deeds, Mortga ges, Leases, Protests, etc., carefully drawn. Depositions taken with dispatch. Office, No. 608 Merchant street, San Francisco.

NOTICE TO TAX-PAYERS. -- CLERK'S OFFICE. BOARD of Supervisors, San Francisco, August 10th, 1868.—Public notice is hereby given that the books-of the Real Estate and Military Assessment Rolls of the City and County of San Francisco for the fiscal year 1868-69 will be open for examination in this office from 9 A.M. to 4 o'clock, P.M., during the sitting of the Board of Equalization.

A Committee of the Board of Equalization will be in session, in the Chambers of the Board of Supervisors, daily (Sundays excepted), from 1 to 3 o'clock, P.M., until further notice, for the purpose of receiving and considering applications for alterations of reduction of assessments upon Real

Ail applications for reduction of assessments are required to be verified by oath. (See Statutes of 1863-64, page 189.) JNO. A. RUSSELL,

Clerk of Board of Supervisors.

BOARD OF EQUALIZATION, -- FINAL MEETING ON MONDAY, SEPTEMBER 7, after which no applications can be acted upon. JNO. A. RUSSELL, Clerk.

PACIFIC LAND, REAL ESTATE, AND COMMIS-ON AGENCY. WAKELEE & PEEL, No. 601 California street, S. W. corner Kearny, San Francisco.

VOTARY PUBLIC .-- FRANK V. SCUDDER, Conveyancer and

MONEY TO LOAN ON GOOD CITY PROPERTY. BY THE HIBERNIA SAVING AND LOAN SOCIETY. - New Building, northeast corner of Market and Montgomery streets. President, M. D. Sweeney; Vice President, C. D. O'Sullivan. Trustees: M. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Connor P. McAran, Oustave Touchard, T. J. Broderick, Peter Donahue. Treasurer, Edward Martin; Attorney, Richard Tobin.

Remittances from the country may be sent through Wells, Fargo & Co's Express Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A BSTRACTS OF TITLE. -NOTICE .- The undersigned find A the requirements of their business are such as to make it necessary to exact payment IN ADVANCE for all Abstracts, and therefore respectfully request their patrons to come with CASH IN HAND.

BROOKS & ROULEAU, Searchers, etc.

620 Washington street. ANHATTAN INSURANCE COMPANY OF NEW YORK. Incorporated 1821. Cash Capital and Assets, \$1,100,000. Insures against Loss by Fire upon terms as reasonable as is compatible with security and safety. Losses promptly adjusted and paid in U. S. GOLD COIN.

R. B. SWAIN & CO., Agents for the Pacific Coast R. B. SWAIN & CO., Agents for the Pacific Coast, 224 California Street

CERMAN SAVINGS AND LOAN SOCIETY.-GUARANtee Capital, \$200,000. Office, 511 California St., south side, between Montgomery and Kearny streets. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities, at cur-C. F. MEBIUS, President. G. WETZLAR, Secretary.

C. BLAKE, ATTORNEY AND COUNSELOR AT LAW Rooms 7 & 8, Third Floor, Northeast Corner of Montgomery and Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon proceed.

OAKLAND REAL ESTATE, FOR SALE BY E. C. SIONS, No. 507 California street, San Francisco, and Broadway.

JOHN GORMAN, NOTARY PUBLIC, 612 MERCHANT STREET.

CHOICE FARMING LANDS IN SAN JOAQUIN VALLEY .-One tract of 10,000 acres; one tract of 6,000 acres; one tract of 4,000 acres; and others, in quantities and on terms to suit purchasers. JOHN T. LITTLE & CO.

No. 1, Stevenson's Building.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the annexed list.)

City Property. Beautiful lot, graded, covered with grass, north side Greenwich, between Powell and Mason, 40x130, with 15-feet alley; street sidewalked, sewered, and laid with Nicolson pavement.... Large 3-story-house, 14 rooms, on Clay near Powell, corner of a Lot 25x137 %, on Puion, with large side alley..... Lot 80x125, corner of Townsend and Clarence place (near Third),
near the water front and the Pacific Mail Co's docks. 20,000
Large lot fronting on new Montgomery street arge lot fronting on new Montgomery street ... Two of the handsomest and most complete residences in the city, on Mission street near Fourth, with large lots, one running

Wheat Raising for Hog Raising.

that of hog raising.

away with.

business was stopped?

A New Wharf.

Owing to a strong foreign demand and attendant high prices.

wheat raising has been very profitable in this State the past two

years. In consequence of this, the usual Californian tendency

to overdo the business and to inflate the price of land has been

manifested. A drought like that of 1863-'4, or a fall in prices,

cone or both of which may almost certainly be expected within

the next three years) would throw many of our farmers all aback.

If either event occurs, foreclosures of mortgages and suits for

debt will become unpleasantly plenty, and the five per cent, per

month money lenders will once more look cheerful. This is not-

a pleasant prospect, but it is one which is sooner or later inevitable

lapless farmers avaid succulating, borrowing largely, and taking ligrest risks. Arery went wisher of the State desires to see evils.

avoided, when that is possible. One way to avoid them is to

direct the attention of farmers to more profitable and reliable

occupations than exclusive wheat growing upon high-priced land.

Such an occupation we propose to call their attention to: it is

Down in Merced county, 125 miles from San Francisco, the

best wheat land is worth only \$5 to \$10 per acre. Each acre

of 20 bushels will feed five hogs from May until December. Two

and a half pounds of wheat it is reckoned will make one pound

of pork. In December and January the hogs can be fed on

pumpkins, a piece of ground for the raising of which noust be

eserved. From January until May the animals can be driven.

lown to the Merced or San Joaquin river, where in the tule

ands they can subsist on tule roots and fish. This tule land can

be purchased at \$2.50 to \$3.50 per acre, or rented for a nominal

This business is more profitable than wheat raising under

the most favorable circumstances. When wheat sells for two

cents per pound it does not net the producer more than one cent

and a half, Grain fed pork, on foot, has never been sold for less

than five cents per pound here, while five to eight cents per

pound is the average price. Each animal will average one hun-

fre I and seventy five pounds in weight. San, Francisco is the

chief market; the animals can be driven down from the county

named in about twenty-one days; two bired men and the owner

can take care of a drove of one thousand. The entire cost of

oringing this number to the city is not more than \$250 to \$300.

This business nets ten per cent, greater profits than wheat

raising, and has many additional advantages. The first and chief

one is, that while the hogs are eating the wheat in the field

where it is raised, they are fertilizing the land and keeping it up

expensive agricultural implements are requisite, and no hired

help is needed, except when the animals are being driven to

market. Six years ago an industrious man entered upon this

business in Merced county, without capital. He inade an

arrangement by which he was allowed the use of thirty sows,

he giving the owner half the increase. Since that time he has

sold \$20,000 worth of pork, and has, besides, three thousand

hogs, worth \$5 each. He has accomplished all this alone, never

One man can elear about \$300 per year from one hundred

Although vast quantities of pork are raised on this coast, the

market is not yet nearly supplied with the home article, a large amount being still imported from the east. In view of the facts

named, there is no necessity for us to go abroad for an article

which we can raise profitably and better at home. There need

be no fear whatever of the supply exceeding the demand. If the

supply of grain-fed pork was increased, the business of raising

sliny and poisonous carrion-fed pork in this city would be done

Here is a profitable occupation, which is open to industrious

persons. It is more profitable and far more certain than simple-

wheat raising. Want of transportation facilities keeps farming

back in counties far removed from the city, but this objection

does not apply to hog raising, as those witless animals transport

their own careases to market and slaughter. Those who go_

into the business can therefore settle where land is cheap; along

the line of the Central Pacific Railroad, for instance, or in the

extreme southern counties of the State. Because of the benefits

likely to accrue to the State and to individuals from an extension

Sancelite lately awoke to the fact that it was about the only

one-horse village on the coast that had neglected to have a little

country paper set forth the certain prespect it had of becoming the western terminus of the Pacific Railroad. So soon as the

omission was perceived, it set about the task in the usual way,

The most the country editors expect from the high-flown acti-

cles which they publish about their village prospects, is an ac-

knowledgment of their zeal from the storekeepers in the shape

of a renewal of exhausted eredit, or the bestowal of a new

advertisement; but the Sacramento Union, and some of our

the Mud Springs editor and people to believe that the place actually has a springs editor and people to believe that the place actually has a spring editor and people to believe that the place actually has a spring of the spri

ally has a great future before it. Is it not time that all this silly

The Harbor Commissioners have leased the water front at the foot of Second street to the Oakland-and-Alameda Ferry Com-

pany. The Company is now sinking piles, upon-which to erect a wharf.

Still Another Pacific Railroad Terminus,

having had any help except when driving to market.

to a high standard of productiveness. In the second place, no

I wo-and-a-half story house, with lot, on Perry street, between Lot 27 %x120, to 35-feet street in rear; on Hayes street, opposite cheap.... Lot on Thirteenth near Valencia..... Large lot on Erle street, near Mission and Thirteenth, \$50 per

Beautiful level lots, 25x100, on Hampshire and Twentyfifth, close to Lot 250x130, fronting on Twenty-second, Church and Vicksburg .streets-makes 10 middle and 2 corner lots; location convenient, commanding and healthy; title U. S. patent; will

pay 3 per cent, per mouth for the next five years on the investment; have a \$100 abstract; only .. corner lot, 25x6214, on Laguna street and Myrtle avenue; Laguna is graded and macadamized.... 30x65, with rear alley, corner Dupout and Union: ground rents for \$50; with two houses upon it would rent for \$125;

sidewalked, and sewered Two new houses on Taylor near Greenwich, 6 rooms each : within Greenwich; beautiful location..... 5,000 City Slip lot on Clay near Drumma.
City Slip lots on Commercial near East..... Large two-story and basement brick house on Commercial, near

Battery; rents for \$75 order.....Fifty-vara lot corner Lombard and Leavenworth..... Houses and lot, 40x55, on Commercial near Kearny, well rented

New first-class two-story house on Geary, cast of Leavenworth; Large two-story and basement house and lot on Taylor near Sa-House and lot 60x69, corner Jones and Sacramento. Large lot corner of Clay and Powell; beautiful and healthy location

Lot.46x120, to rear street, corner of Jones and Union; view beauti-ful; street graded, macadamized, and sidewalked; lot on grade, only ... Beautiful 50-vara on Oak street, running back to Hickory Avenue, Lots 27 kx137 k, on Steiner near Fell, each Lots corner of Castro and Elizabeth.

Lot corner of Douglas and Army, 80x114 Lot 30x122, with 2 fine two-story houses and basement, on Second avenue, near Sixteenth and Valencia streets: price only.... Lots in the Railroad, Pacific, San Miguel, and West End Home-Bruno roads; fine location; price for all only.....

Two 50-vara lots corner of Ocean House Road and View street... One corner and three middle lots in West End Homestead Association, fronting on Bellevue Avenue and Oliver street, with Two and a quarter acres on Ocean House Road and Otsego Avenue, near San Jose Road; price......

Lot 25 10-12 by 120, on Post near Octavia, to a 35-feet street in the rear, Lots on California street near Baker, 27½x137½..... Lot with two corners, 275 on Webster by 68 on Hayes and 122 on -Fell. 11,000 Fifty-vara lot corner Jackson and Franklin; streets graded, and lot on the grade; covered with grass and trees; location and view healthy and beautiful

Country Property

Two hundred and forty acres of the best land in the Rancho de Nine hundred and ten acres of Swamp Lands in Sacramento Val-

of the above business, we have given space to some facts connected with it in the interior land department of THE CHECKLAR.

Sin Francisco Real Estate Circular

SALES FOR THE MONTH OF SEPTEMBER.

FOR THE MONTH OF SEPTEMBER, 1868.

Outside Lands

Tax, Blackmail and Skeleton Titles

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET. Vol. II.

No. 11.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in September, 1868. Fifty Varas.....93 One Hundred Varas..... 863,228 City Shp and Water Lots 121,755 South Beach -27.96060.872 314 476 114 398.867 Homestead Associations.... _13.640

-633

134,175

\$2,805,395

SAN FRANCISCO, October 1st, 1868. Large as the real estate sales of August were, those made September, (though it has but thirty days,) exceeded them by \$222,024. The signs, too, now are that the sales of the present morth will largely exceed those of the two past ones. The sound of the locomotive's bell which is to make the through trans-continental trip from the Missouri to the Sacramento, is utiliost ringing in our ears; the time to join the two last rails which will unite the old East to the young West, is close upon us; and the spirit of speculation in land is rife. That which was justly esteemed a high price to day becomes a low one to-morrow, by the presence of eager buyers, who offer advances that were not dreamed of a year or two ago. We are not waiting for the benefits which are to come when the transcontinental railroad is completed; we are anticipating them all -perhaps, indeed, more than them all. Many prophesy a fall after the road is completed. Two years ago we would have agreed with them in this, but the workers of the State, (upon our farms, in our mines, lo our mills, manufactories, and on our railroads), by rapidly increasing our material prosperity, may

The sales made in 50-varas and 100-varas sections in September showed large increases over the figures of August. The city slip and water lots, South Beach and Potrero sales showed talling off. The Mission and Western Additions sales were nearly the equal of those made in August. The Homestead Associations' sales advanced to nearly three times the law figures of the sales of August. The outside land sales in Sertember increased largely; while the tax and blackmail sales tell off.

prevent that which speculators are industriously laboring to ren-

If owners would place their property in the market, instead of amounting to their present value, the monthly sains would probably reach \$6,000,000. There appears to be three buyers for one seller. -

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of September, 1868.

By whom taken or released.		MORTGAGES.		RELEASES.	
The state of the s	No.	Amount.	No.	Amount.	1
Private Individuals	87	\$264,138	91	\$240,524	
Hibernia Sav. and Loan Society	62	483,750	18	41,270	L
Glay St. do. do.	33	110,300	13	24,306	1
French do. do.	6	64,417	_ 3	10,180	L
Germania do. do :	11	26,600	1	3,000	Г
Odd Fellows' do.	4	15,200	2	4,000	1-
Building and Loan Society	39	29,280	17	14,995.	I
San Francisco Savings Union	20	84,250	5	5,600	1
Fireman's Fund Insurance Co	2	19,000	2 2	7,500	4
Occidental do.	2	6,600	2	2,800	1
Pacific do.	2	- 5,500	5	10 000	T
Union do.	3	14,600			ı
California do.		,	1	8,000	1
City Bank of S. L. and Discount	4	1,750	1	200	1
California Trust Co					1
	275	\$1,125,335	161	\$372,375	

The mortgages given in September exceeded those of August by 26 in number and by \$291,187 in amonat. The releases of September show a decrease as compared with those of August, of 28 in number and of \$174,955 in amount. The mortgages of September exceeded the releases by 114 in number and \$753,010 in amount. There is still a strong demand for money for building purpores, and many owners of lots are mortgaging their property and using the borrowed money to purchase more. The large offers which are frequently made to them for what they already own naturally induces them to believe that adding to their possessions will prove as profitable as former purchases. These causes operated largely last month to swell up the mortgage list to the high figures shown above. Seventy-one sales were made in September upon the part cash system. . The amount left unpaid by these sales was \$357,223. The loan societies made but few releases last mouth. When borrowers cancel their indebtedness their notes are delivered up to them, but when they decline to deposit the amount of the morfgage tax with the societies, the latter secure a hold upon the payment of the tax, (in the event of its having to be paid,) by not formally releasing each mortgage upon the records. Many mortgages that have all been property owners along the line of the new street.

canceled still appear unsettled in the hall of records for the reason named.

Money is still plenty, but it is not the drug that it was a few months ago. One of our savings banks, which holds deposits to the amount of nearly five millions of dollars, had lately all of its funds lonned out but \$40,000. -

Street Work Ordered.

During the month of September the following street work was ordered by resolutions of the Board of Supervisors, a portion of which is now under contract:

GRADING .- Capp street, from Nineteenth to Twentieth; Geary street, from Fillmore to Scott: Van Ness Avenue, from Brondway to Pacific, and from Broadway to Vallejo streets; Laguna street, from Broadway to Pucific; Linden avenue, from Gough to Octavia streets; Polk street, from Ellis to Turk; Twentyfirst, from Folsom to Howard; Green street, from Lenvenworth to Franklin; Tyler street, from Laguna to Gough; Broadway, from Steiner to Pierce; Tyler street, from Larkin to Polk; Eighteenth street, from Mission to Howard; Broderick street, from California to Clay; Sacramento street, from Devisadero to Broderick: Tyler street, from Leavenworth to Hyde: Vallejo street, from Octavia to Laguna; Brondway street, from Steiner to Pierce; Sixth street, for 275 feet north of Townsend; Bluxome street, from Fifth to Sixth; O'Farrell street, from Buchanan to Webster; Nineteenth street, from Mission to Howard; and Hickory avenue, from Laguna to Qctavia streets; also, the crossing of Van Ness avenue and Broadway street, and Van Ness avenue and Vallejo street. Regrading .- Larkin street, from Bush to Pine; Tyler street, from Hyde to Larkin, and Hyde street, from Turk to McAllister; also, the crossings of Pine and Larkin streets.

MACADAMIZING.—Cupp street, from Eighteenth to Nine-teenth; Steiner street, from Pine to Sucramento; Hickory avenue, from Gough to Octavia streets; Twenty-first street. from Folsom to Howard; Franklin street, from California to Sacramento; Linden avenue, from Gough to Octavia streets; Van Ness avenue from Geary to Ellis, and from Geary to O'Farrell; Eleventh street, for 375 feet south of Harrison; Eighteenth street, from Mission to Howard; Broderick street, from California to Clay; Sacramento street, from Devisadero to Broderick; Twentieth street, from Valencia to Mission; Nineteenth street, from Mission to Howard, and Hickory avenue, from Laguna to Octavia streets; also, the crossings of Franklin and

Sacramento streets, and Howard and Twenty-second streets. Paving.—Stockton street, from O'Farrell to Ellis, and Hyde street, from Post-to Geary; also, the crossings of California and Dapont streets; Battery and Green streets; Battery and Val-

lejo streets, and Broadway and Montgomery streets. PLANKING .- Tehaina street, for 475 feet north of Ninth; Geary street, from Jones to Leavenworth; Polk street, from Eddy to Turk, and from Turk to Tyler; Steveloe Place, from Ellis to O'Farrell streets; Jackson street, from Davis to Drumm; Clara street, from Fourth to Ritch, and Main street, from Mission to Howard; also, the crossings of Polk and Eddy streets, and Kearny and Post streets. Replanking .- Folsom street, from Sixth to Seventh; Howard street, from Eighth to Ninth; the intersection of Market, Tyler, and Taylor streets,and the southerly half of Market street, opposite Sixth; also, the crossings of Jackson and Drumm streets

SIDEWALKS .- On Geary street, from Franklin to Gough: Jackson street, from Jones to Leavenworth; Devisadero street. from California to Clay, and from Bush to California; Leavenorth street, from Pacific to Vallejo; Larkin street, from Turk to McAllister, and Tyler street, from Hyde to Larkin; also, at the corners of the crossings of Ellis and Webster streets.

BRICK SEWERS .- In Turk street, from Jones to Leavenworth; Jones street, from Bush to Sutter; Folsom street, from Eleventh to Twelfth; Dupont street, from Greenwich to Filbert, and Tenth street, from Howard to Folsom; also, in the crossings of Turk and Jones streets.

REDWOOD SEWERS .- In Eighteenth street, from Mission to Howard, and from Howard to Folsom; also, in the crossings of Eighteenth and Mission, Eighteenth and Howard, and Eighteenth and Folsom.

CURBING .-- Second street, from Bryant to Brannan, and Hyde street, from Post to Geary; also, at the corners of Mission and Seventh streets.

Decrease of Blackmail Sales.

As will be seen by our table, the blackmail sales made in September show a large decrease. This is a subject for sincere congratulation. It is not too much to claim, we hope, that the exposures which we have made of this nefarious class of transactions have had the effect to curtail the profits of the business.

DEAD .- Mr. John Ferguson, a gentleman well and favorably known in real estate circles, died suddenly in this city on Sunday morning last, at the age of sixty-two. Mr. Ferguson was an affable, honorable, and liberal gentleman. He had not a small particle in his entire mental composition.

Montgomery Street Extension.

In July last a writ of Gertiorari was issued out of the Twelfth District Court, to review the proceedings of the Board of Supervisors, and the action of the County Court, in the matter of the extension of Montgomery street. A hearing will probably be had early in the October term. The Commissioners have appraised damages and completed maps of the property from Market to Brannan streets. They expect to complete the appraisement of damages within thirty days. When this is done they will commence the appraisement of benefits accruing to.

BALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM AUGUST 26th to SEPTEMBER 25th, 1868, INCLUSIVE.

[Note.-In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the value of improvements can do so by an inspection. None but bona fide sales are given.]

North of Market Street. East side Battery, "DI to feet south of Pacific, south 45 4x137 16 25,000

Whithwest corner sansome and Tine, north 35 4x87 4	51.000
Same as last described resold for.	59.000
Southwest corner Kearny and Filbert, south 20x60.	1 960
Northeast corner Kearny and Geary, north on Kearny 46 %, cast	-
65 8 1/2, southeast 31 1/2, southwest on Market 31, west on	
Geary 58 %	125 000
East side Kearny, 82% feet south of Filbert-south 27%x110	500
East side Dupont, 97% feet north of Pine, north 20x50 to rear alley	7 800

Last side Dupont; 13714 feet north of Post, south 50x92..... Southwest corner Dupont and Pine, south 23x5831 Vest side Stockton, 13715 feet north of Filbert, north 231; x13716. East side Stockton, 137 % feet north of Sutter, north 64x137 %. East side Stockton, 97% feet south of Union, south 20x57%, sold East side Stockton, 37 % feet south of Union, south 20x5734 4.000

Southwest corner Powell and John, south 20x85, sold August 17th West side Powell, 60 feet north of Francisco, north 40x682; East side Mason, 46 feet north of Lonrbard, north 46x70... East side Mason, 92 feet north of Lombard, north 45%x70 East side Taylor, 13714 feet north of Broadway, north 50x73 East side Taylor, 5914 feet south of Filbert, south 70 2 x 65 West side Jones, 68% feet south of Post, 36% x137%.
East side Jones, 82% feet south of Turk, south 55x52%. East side Jones, 101 feet south of Bush, south 23x(0,..... East side Leavenworth, 8712 feet north of McAllister, north 25x873 Fifty-vara-northeast corner Hyde and Chestnut and lot 137 15x102

East side Hyde, 684, feet south of Greenwich, south 683, x13714 East side Hyte, 65 feet south of Pacific, south 72 \x137\forall, lot sold April last for \$2,000 East side Hyde, 77 % feet north of O'Farrell, north 40x75...... Northeast corner Hyde and Tyler, north 68 x 201k Rast side Larkin, 97% feet north of O'Farrell, north 40x9116.....

East side Larkin, 62% feet north of Pine, north 25x87%..... East side Larkin, 87% feet north of Pine, north 25x87%...... East side Larkin, 137 1/4 feet north of Pine, north 27x137 1/2 East side Larkin, 29 to feet south of California, south 10 1x87 1/2... South side Chestnut, 70 feet east of Dupont, east 25 \x1:0... North side Greenwich, 80 feet east of Mason, east 49x130, sold June last for \$1.400, now sold for. South side Green, 68 feet west of Powell, west 24 x6931, with

North side Green, 50% feet east of Mason, east 25x27%, subject to Northwest corner Green and Kearny, west 20x5714 North side Vallejo, 13712 feet west of Leavenworth, west 681 x 137 M S mth side Jackson, 137 1/2 feet west of Leavenworth, east 25x137 1/2 South side Jackson, 216 feet west of Montgomery, west 21 4x68... North side Washington, 137 & feet west of Dupont, west 32x75... South side Washington, 68% west of Front, west 20x120

Northwest corner Washington and Davis, north-60x75, sold Sept. 20th, 1867, for \$20,000, now sold for..... South side Clay, 1031, feet east of Dupont, cast 341, x 70, let and frame house sold February 3d for \$8,000, February 8th for \$8,500, and March 17th for \$10,000, now sold with new brick building worth \$12,000, for ... South side Clay, 69%, feet east of Stockton, cast 68%, x8714, subject

South side Commercial, 325 feet east of Drumm, east 25x59%, sold January last for \$5,000, now sold for North side Sacramento, 325 feet cast of Drumm, east 25x593; outh side Sacramento, 19 2 feet east of Powell, east 23 1 x68 North side California, 103 % feet east of Mason, cast 3414x137 %... South side California, 1432, feet west of Battery, west 40x59, sold April 30th last for \$41,500, now for Northwest corner Pine and Leavenworth, west 187 %x137 %..... South side Sutter, 80 feet west of Powell, west 20x75......

North side Post, 1831, feet east of Hyde, east 22 11-12x13714 North side Post, 16014 feet east of Hyde, east 22 11-12x13714 North side Post, 137 % feet east of Hyde, east 22 11-12x137 Northeast corner Post and Larkin, cast 683, x100. North side Geary, 165 % feet east of Jones, east 28x62 %, sold in February, 1867, for \$3,650, now for. North side O'Farrell, 87 % feet west of Leavenworth, west 25x68%; South side O'Farrell, 105 east of Mason, east 32 4x87 14 North side Ellis, 175 feet west of Taylor, west 25x137 Northwest corner Eddy and Leavenworth, west 40x87 South side Market, 450 feet west of Third, 25 on Market by 170 to Stevenson, less 5x70 on Stevenson, (furniture store)..... 30,000 South side Market, 325 feet west of Third, west 25x100...... 22,000 South side Market, 400 feet west of Third, west 25x100... 24,900 South side Market, 200 feet west of Sixth, west 25x:0, sold March 17th, 1868, for \$9,000, now for.

South side Market, 225 feet west of Seventh, west 25x165, sold in August, 1867, for \$5,900, now for..... North side Market, 102 1 1 1-12 feet east of Tyler, northeast 50 feet on Market, northwest 59%, west 52 11 12, south 12%, southeast 80%; whole lot sold in June, 1867, for \$12,300; half interest in a two-story frame house and lot now sold for 12,500 Northwest corner Market and Sansome, west on Market 85 11-12; north 68', to Sutter, cast on Sutter 70, south on Sansome Half interest cast side Stuart, water lot 519, running through

to East street, between Market and Mission South of Market and East of Ninth. Northwest corner Second and Natoma, north 46x75.... East side Second, 427 % feet north of Townsend, north 682 jx13714

subject to mortgage. 16,000
West side Second, 40 feet south of Mission, south 30x77 %. 25,000 East side Third, 250 feet south of Mission, south 25x7726...... .25,500 Southeast corner Third and Sherwood place, (between Mission and Heward, south 70x80... East side Third, 80 feet south of Harrison, south 25x77 Southeast corner Third and South Park avenue, south 187 18 132 - 98 000-East side Fourth, 75 feet north of Harrison, north 50x80 Northwest corner Fourth and Wel-h, north 30x80, sold January, East side Fifth, 70 feet south of Shipley, south 25x100, sold August 6th for \$4,899, now for ... West side Sixth, 150 feet south of Folsom, south 25x1:0. West side Sixth, 150 feet south of Harrison, south 25x165 to Dora st., West side Sixth, 75 feet south of Polsom, south 50x61, sold July last for \$9,000, now for ... West side Sixth, 125 feet north of Bryant, north 25x90, sold June last for \$3,500. 5,500
Southeast corner Sixth an Lessle, south 54x75. 19,000 Southwest corner Seventh and Mission, south 30x50..... East side Seventh, 30 feet south of Minna, south 25x80, sold Au-West side Seventh, 80 feet north of Folsom, north 25x85, sold Dec. 1857, for \$1,850, now for..... West side Seventh, 230 feet north of Harrison, north 25x85, sold

West side Seventh, 1671/6 feet north of Brannan, north 30x85., West side Eighth, 140 feet south of Folsom, south 25x75, sold Febraary, 1867, for \$1,650, now for ... 5.500 ortheast corner Ninth and Mission, north-75x8214 11,800 6,500 for \$8,600, now for. ast corner Ninth and Harrison, north 100x100. Undivided 37 north side Mission, 252 feet cast of Second, cast 23x 127%, with L on west of lot 22x43? South side Howard, 138 feet west of Seventh, west 27x100, South side Howard, 84 feet west of Seventh, west 27x100... South side Howard, 387 feet west of Seventh; west 28x100... South side Howard, 180 feet east of Third, east 25x30.

South side Howard, 178 & feet east of Ninth, east 24x80 North side Folsom, 91% feet east of Main, water let 423. Southwest corner Folsom and Hawthorne, West 221ex75 North side Folsom, 77 1/4 feet east of Sixth, east 48x100 to Teliama, with L on Tchama, 2x80, sold January, 1858, for \$10,500, now North side Polsom, 75 feet west of Eighth, west 25x90, lot sold February, 1867, for \$1,350, house and let now sold for . South side Felsom, 200 feet west of Eighth, west 25x90, sold May

last for \$1,850, now sold for.

South side Polsom, 175 feet cast Ninth, east 25x90, sold March, '67, for \$1,400, and April, 1857, for \$1,809, how resold for..... hwest corner Harrison and Essex, northwest 188x47 be. North side Harrison, 55 feet west of Dora, thet. 7th and 8th), west, hwe-t side Harrison, 50-feet northeast of Ninth, northeast 50, northwest 100, southwest 100, southeast 25, northeast 50, southeast 75, making lot 50x75 on Harrison, and 25x100 on Ninth. North side Bryant, 385 feet west of Third, west 25x80 North side Bryant, 275 feet west of Seventh, west 275x275. North side Brannan, 25 feet cast of Zoc, east 50x75, also, east side

North side Brannan, 223 feet west of Sixth, west 25x7 South side-Brannan, 200 feet west of Fourth, west 50x120, sold July last for \$5,000 now sold for South side Townsend, between 7th and 8th, 100-vara 332, triangular in shape. North side Townsend, 229 1-6 feet east of Sixth, east 45%x157 by Endivided & south side Townsend, 114 & feet east of Fifth, cast North side Bluxome, 225 feet west of Fourth, west 25x120, sold May last for \$1,550, now sold for... Northwest side Channel, 320 a feet southwest of Fifth, southwest 45% x13739, sold April last for \$1,000, and in June for \$2,000,

Mission Addition and Beyond.

south corner Tenth and Bryant, southeast 311 fect, west 4781; Northeast-side 11th, 201 feet northwest of Harrison, northwest South side Fourteenth, 75 feet east of Folson, east 25x100.....

and Mission and Howard), west on 15th 90, by 100 on White ney, also west side Whitney, 100 south of Fifteenth, south Block 171 Petrero, bounded by 10th, El Derado, De Haro and Caroline streets.
Southeast side Mission, 115 3-100 feet west of Eleventh, southwest. 25, southeast 81%, northeast 25, northwest 81%, sold August last for \$1,800, now for interest west side Mission, 130 feet south 24th, west 117%, south

120, northeast to Mission, north 48, etc. Full interest sold May 8th for 1,250 : 36 now sold for East side Mission, 130 feet north of 26th, north 65x115 Southeast corner Mission and 15th, south 100x52, with lot adjoining on Mission 160x122 %, with asylum building West side Mission 195 feet south of 25th south 65x1174 Southeast corner Mission and Virginia avenue, (between 29th and 30th streets, 1 south 69x10) Northwest corner Howard and 11th, northwest 130 feet, southwest 90, southeast 50, southwest 25, southeast 7613, northeast 15,

sold June 16th fer \$1,280; resold for.

East side Howard, 200 feet north of 15th, north 60x125.

East side Howard, 170 feet north of 15th, north 30x125. East side Howard, 65 feet north of 26th, north 65x115. West side Polsom, 215 feet south of 21st, south 120x12215...... East side Folsom. 215 feet south of 22d south 20x122 to Northwest side Harrison, 100 feet northeast of 11th, northeast 3614 x137 6, subject to mortgag rth side Seventeenth, 1054, feet west of Church, west 50x193

sold July last for \$1,000, resold for \$1,800, and again sold for 2,000 South side Seventeenth, 335 feet east of Sanchez, cast 25x109.... South side Seventeenth, 310 feet east of Sanchez, east 25x100 Northwest corner Seventeenth and Sanchez, west 461, on Sevenechta, north 125%, cast 25, south on Sanchez 13714..... Southeast corner Seventcenth and Eureka, cast 125x75..... South site 20th, and Potrero avenue, 100x200. ... 4,500 North side 21st, 325 feet cast of Guerrero, cast 50x230.

Southwest corner 22d and Fair Oaks, south 31x117 %, sold June last August 24th for \$1,600, new resold for.... Southwest corner 24th and York, west 100x101. Southwest corner 24th and York, west 100x101. 4,000
North side 24th, 71% feet east of Bartlett, west 23x65. 650
Southwest corner 24th and Vicksburg, west 125x228, to Jersey st. 4,000 Southeast corner 24th and Castro, west 80x114; also south side 24th

North side 25th, 25 feet cast of Columbia, east 50x164... North side 25th, 100 feet east of Columbia, east 25x104... Southeast corner 25th and Bartlett, cast 117 1/2 x 195..... North side 25th, 80 feet west of Diamond, west 30x114. North side 25th, 80 feet west of Diamond, west 80x114, sold Sept., 1897, for 200, now sold for... East side Valencia, 113 feet south of 26th, south 57% front by Northwest corner Onerrero and Common, north 35x109.

Southeast corner Dolores and 18th, south 30x110.

West side Dolores, 234 feet north of 22d, north 26x125.

East side Church, 52 feet south of 22d, south 26x125, sold Sept. 3,

for \$425, resold Sent. 5 for East side Church, 130 feet south of 22d, south 78x125..... East side Church, 101 feet north of 22d, north 20x125. West side Sanchez, 72 feet south of 17th, west 68, southwest 160, southeast 95, north 169, making lot 169 front by an average depth of 81 feet, with certain exceptions.
Undivided 14 interest in the above, resold for..... Southeast corner Noe and Army, east S0x114.
East side Hampshire, 256% feet south of 25th, south 50x199....; Fast side York, 375 feet south of 22d, south 50x100..... East side Columbia, 156 feet north of 23d, north 52x100. East side Columbia, 234 feet north of 23d, north 26x160...

East side Columbia, 75 feet north of 24th, north 25x50... East side Columbia, 104 feet north of 23d, north 26x100... West side Columbia, 220 feet south of 25th, south 80x100... North side Columbia, 129 feet west of Valencia, west 50x114. (This is another Columbia street, running between and parallet East side Shotwell, 185 feet south of 22d, south 52x122 %, house

West side Capp, 215 feet south of 19th, south 60x12234....

Western Addition,

109 1; sold at Beideman's sale, July, 1867, Top \$7,450. Southeast corner Van Ness avenue and Sutter, street, south-West 20x1093 Southwist corner Franklin-and Sacramento, south 127 x13715: Northwest corner Buchanan and Vallejo, 50-vara : also, southwest corner Buchanan and Green, 50-vara.

Southwest corner Webster and Hayes, south on Webster 275 feet,

w st on Fell 122, southwest 276%, to Hayes, east on Hayes 68, sold at Beideman's sale for \$5,40)... West side Fillmore, 437% feet north of Tyler, north 80 x275. Northeast corner Steiner and Fillmore, 50 vara : also southeast corner Steiner and Greenwich, 50 vara West side Scott, 55 feet north of O'Parrell, north 27% x26 West side Scott, 137 % feet north of O'Farvell, north 271, verts East side Devisadero, 15 feet south of Turk, south 50x30, sold July last for \$700, now resold for ... West side Devisadore, 137% feet north of Edcy, north 50x125,.... Northeast corner Devisadere and O'Farrell, north 27 \ \(\dag{10.} \).

Spriliwest corner Brothrick and Washington, 50-yara... Northeast corner Baker and Sacramento, 50 vara ... forth side Broadway, 142% feet west of Larkin, west 26x137 %. Southeast corner Broadway and Laguna, Salvara. . . Northeast corner Jackson and Fillmore, 50-vara.... ... South side Clay, 814 feet cast of Devisaderoctast 50t127 South side Sacramento, 212% feet west of Larkin, west 30x118... South side Sacramento, 80 feet gast of Polk, east Saxtis South side Sacramento, 81 \(\) feet east of Gough, east 100x127\(\) Southeast corner California and Steiner, east 3442-12x1371. Same as last described resold for.

Block bounded by California, Sacramento, Webst rand Fillmore

South side California, 1017 5-12 west of Fillmore, west 34 4 5-12x Northwest corner Pine and Broderick, west 27 \ x82 \ Northwest corner Pine and Baker, east 57 \ x82 \ Northwest corner Pine and Baker, west 57 \ x82 \ x82 \ Northwest corner Pine and Baker, west 57 \ x82 orth side Bush, 10) feet east of Van Ness avenue, cast 262, x120. North side Bush, 49 fort cast of Pranklin, cast 25x70. South side Bush, 215 feet west of Laguna, west 30x147 \(\), sold Feb. 68, for \$6,800; now resuld for.

Southwest corner Bush and Baker, 50-yara, sold Feb, last for \$1,500 South side Sutter, 137 & feet west of Polk, west rut vien Southeast corner Sufter and Franklin, cost 35x120, sold April 26th. rth side Sutter, 82% feet west of Stelner, west 27 Value. uth side Post, 104 feet east of Van Ness avenue, east 271/x120.

North side Past, 8215 feet east of Buchanan, east abx 150 Northeast corner Post and Devisadero, east 27', x110 (doubtful). North side Post, 110 feet west of Broderick, west 55x1272, sold April, 1857, for \$650; new resold for.

North si le Post, 165 feet west of Brederick, west 55x1371, sold cember, 1857, for \$700, now resold for .. South side Post, 27 % feet west of Baker, west 27 \x100.

orth side Geary; 231 1-12 feet east of Laguna, cast 25 10-10x120. South side Geary, 31', Teet west of Laguna, west 31', x1373. of Plo k 60; ground sold March 20th, 1807, for \$16,000. Northwest-corner O'Parrell-and Van Ness avenue, we'yt 3814, to

man sale for \$17.150; now sold for; North side O'Parrell, 112 \(\frac{1}{2} \) feet east of Laguna, east 25x120, sold January, 1867, for \$420, now resold for-North side O'Farrell, [37 is feet east of Laguna, east 27 ex120, sold at Beldeman sale for \$1,075, now sold for heast corner O'Parrell and Picrce, cast 30x87 h South side O Farrell, 157 , feet east of Fillinore, east 68 x120.... Southeast cerner Ellis and Scott, 50 vara North side Ellis, 60 feet west of Buchanan, west 20 vio North side Ellis, 225 feet cast of Laguna, cast 50x120..... Southwest corner Ellis and Gough, west 164 vx120 Northwide Ellis, 192 west of Franklin, west 82 vx150, sold Sept.,

ath side Tyler, 87% feet west of Larkin, west 50\120 Northwest corner McAllister and Gough, west 100x16.), North side McAllister, 100 feet west of Gough, west 2121, x137 %, Histor and Octavia, east 100x100. Northwest corner McAllister and Laguna, 50-vara..... North side Fulton, 27 is feet west of Franklin, west 27 (x'00)...

Northeast corner Hayes and Laguna, 50-vara. South side Hayes, 82 k feet east of Webster, east 2724x120, soll-August 22d for \$1,050, now resold for .. South side Hayei, 32 1-6 feet east of Octavia, cast 30x120, less 2

Miscellaneous Sales. South side Precita Place, 105 feet east of Folsom, cost 27x100 ... South side of Fourteenth avenue, 150 feet west of 45 street, west Lot 5, block G, Fureka Homestead....

South side l'17th avenue, 125 feet west of A street, west 25x100.... Lots 25, 26, 27, and 28, block 305, Haley tract... Lots 183 and 189 Red House tract... East side Jersey, 500 fort south of 220, south 20x100. North side Columbia, 100 feet west of Valencia, west 20x111..... Lot 6. block 82, Central Park Homestead... North side Vale, 266% feet east of Noe, east 52 x111 East side Rausch, 150 feet north of Folsom, north 25x112 Northwest corner Otsego and Onondaga avenues, 80x247..... Lot 150, block 81, Central Park Homestead.....

outh side Minua, 172% feet east of Seventh, tast 25xc0...... South side Minna, 172% feet east of Seventh, tast 25x50.

Lots 4 and 5, block 24, west end map 2.

South side Jessie, 200 feet cast of Fifth, cast 21xc0.

West side Moss Place, 105 feet north of Folsom, north 25x80c.

East side Tennessee, 300 feet north of Butte, north 25x100. Lot 15, block 366, South San Francisco.... Lot 6, block 78, University Homestead.

Lot 17, Harris map 1, Precita Valley.
Lots 6 and 7 block 1, Mission table lands.

Southeast er ruer Bush and Pierce, cast 55x100

bot sold in March, '67, for \$1,225, house and 1 a now, sold for 8,000

a side Geary, 137% feet west of Polk, west 50x100, sold July. last at the rate of \$50 p r front foot, now resold at \$91 f. ft.

Franklin street, by 120; subject to mortgage; sold at Beide-30,750 67, for \$2,700; and February, '08, for \$2,250; now sold for 4,000

Southwest corner Fuiton and Gough, 50-vara, sold August, 1867, for \$5,000, now resold for:

Northwest corner Sierra and Georgia, west 50x100..... Lots 3 and 4, block D, and lot 6, block K, R. R. Homestend.

Lot 190, block 164, Central Park Homestead,

For the side Natoma, 90 feet south of Eleventh, south 25x80.

East side Jersey, 450 feet south of Twenty-second, south 25x100.

Lots 6, 7, 8, 9, 10, 12 and 13, block 169 Marshall tract. Lots 1, 2, 3, 4, 11 and 14, block 169. Marshall tract.....

Lots 30 and 31, Red House Tract. 3,800
East side Stanford st., 150 feet north of Townsend, north 25x80. 1,600

Lot 9, block 33, west end map 1 ... Lots 3, 4, 5 and 6, block 119, University Homestead. North side Seventh avenue, 100 feet cast of Listreet, east 100x100. North side of Jessie, 1:10 feet west of Sixth, west 25x75 North Side Nobels 63, University Homestead.

Lots 7 and 8, block 63, University Homestead.

Lot 1, block 63, and lot 5, block 90, University Homestead.

Enst side Nebraska, 100 feet south of Sonoma, south 25x100. Lot 16, block 291, and lot 5, block 439, Golden City Hom a block T, lot 5, block W, and lot 1, block Y, R, R. Homestead Lot 14, block 289, South San Francisco. West side Shotwell, 155 north of Nineteenth, north 30x122 % West side Columbia avenue, 125 south of Precita pl. south 50x100 Lot 4, block 102, and lot 4, block 101, University Homestead. Fast side Columbia place, 100 feet north of Parker, north 50x80 South side Shipley, 91 8-12, feet south of Fifth, south 16 8-12x75... East side Jersey, 100 feet north of Butte, north 25x100 .

East side Jersey, too let the last side of Drammer, east 71 kg 60.

North side Oregon, 83³, feet east of Dramme, east 71 kg 60. West side Decatur, 200 feet south of Pryant, south 50x50...... Lots 1 to 24 Inclusive, block 212, O'Niel & Haley tract, Lots 1 to 48 inclusive, block 170, O'Niel & Haley tract, Undivided 1-14 north 1 southwest 1, section 24 T 2, S; w 10 chains west north ast corner said section, south 24, 54 chains, south 81 2 7-100, west 10 chalas, north 16 west 2.60 chains, south 89 - West 25:05 chains, north 25:44, cast 35.2 chains. 1,500 Lots 3 and 14, block 1030, South San Francisco. Lots 3 and 14, block 1030, South San Francisco.
South side Minna, 390 feet west of Third, west 20x70.
North side Dutte, 50 feet east of Jersey, east 25x100.
South side Elizabeth, 75 feet west of Vicksbur ; west 25x114.
Lots 1, 2, 3, 5, 6 and 7, block 100, University Homestend.

Lot 1, block 189, and lot 7, block 355, Golden City Homestead South side Washington avenue, 192 & feet west of Howard, west, Lot 1. block N. Eureka Homesfond Lot & block 1ut, 1 niversity Homestead North side Vale, 240 feet east of Noe, east 26 8-12x114. Northeast 1, of lot 104 Precita Valley West side Ransch, 75 feet south of Howard, south 25x56, Lot 2377, Gift map 4..... Lots 2385 to 2395 inclusive, Glft man 4. West side Downey, 146 feet south of Bryant, south 23x75. Lots 5 and 12, block 267, South San Francisco, se..... Lot 12, block 490, Occidental Homestead sale.....

South side South Park avenue, 281 feet east of Third, east

A. Lawrence, and no other, in and to preemption claims of J. W. Farrington and C. Ludhum, Potrero.

Northeast corner Broad avenue and Marengo, cast 25x125.

last side Harrison avenue, 100 feet south of Folsom, south 25x75

North side Perry, 175 west of Third, west 25x80, subject to mort.

East side Jersey, 125 feet north of Butte, north 25x100......

Thirteen acres Byfield tract. 10,830 Lot 1, block N. Eureka Homestead. 1,100

East side First avenue, 205 feet north of 16th, north 40x84 3,460
South side Everett, 395 feet east of Fourth, east 30x80 2,250
North side Bluxone, 205 feet south of Solano, south 25x100. 410

9, 20 and 21, block 500, Occidental Homestead.

Mission-Homestead

North corner Ellis and charter line of 1851, west 100x13716...... 4.000

Some of what are called "the decaying towns of the interior'

may find a way to revive their prosperity in the annexed para-

th side Nineteenth avenue, 250 feet east of J st., cast 50x100...

Lot 5, block T, Railroad Homestead.....

21 1/x137 1/4. All interest arquired through contract between J. S. Pratt and E

North side Natoma. 75 feet west of Flith, west 50x50.

th side M, 75 feet east of Guerrero, east 25x114.

East side Shotwell, 185 feet south 22d, south 52x112 5

Lots 3, 4, 7, 8 and 9, block C, Itailroad Homestead. .

North side Hunt, 60 feet east of Third, east 20x10...

dde Tehania, 125 feet west of Fifth, west 25x75.

of 13, block 289, South San Francisco.

East side 275 north of Harrison, 22 gx75..... Lets 8 and 9, block 1, Railroad Homestead..... Lots 19 and 20, block 499, theeldental Homestead. Northwest corner Sierra and Maryland, north 100x50 Precita Valley lots 311 to 314 inclusive Lats all and to. Gift man 3.

Lots 290, 291 and 292, Gift map 3.

ot 159, Academy tract.....

ots 17 and 18, block 3, Fairmount.

Lots 79 and 80 Precita Valley.....

ot 71, block 200, Central-Park Homestead.

ection 40, South Park.

at 26, Mission lioniestend.

Lot 4, block 289, South San Francisco.

Lot 1, block 114, and lot 6, block 267, South San Francisco North side Hampton Place, 98 feet east of Folson, east 37x55.... South side Lighth avenue, 202 feet west of M, 100x100. Also, southwest corner Tenth avenue, and M, 100x100..... Lots 2, 4, 7, 8 and 9, block C, It. R. Homestead East side California, 186 feet south Coso avenue, south 70x211. Lots 933 and 955, Gift map 3. Lois 3.33 and 3.53, Crift map 3... East side Sherman, 75 feet north of Nineteenth, cast 125x37....

2,126 39,000

Southeast corner Eddy and Gough, 50-yara... South side Turk, 1004 feet west of Van Ness avenue, west 55x120 4200 S uth side McAllister, 1921; feet east of Buchanan, east 55x120... 3,150

Southwest corner ranton and trough, abovara, sold August, 1804, for \$5,000, now resold for: 9,750

North side Grove, 1374 feet west of Van Ness av., west 27 \$120, - 2,900

North side Grove, 220 feet west of Octavia, west 25x60, less 24 ft. 1,400 1,250

North side Haight, 137 % feet west of Laguna, west 137 %x137 %. 5,000

graph. The value of manufactories to a place is little understood on the Pacific coast; yet, many a town of the New England and Middle States is kept alive and prosperous by one or two large manufactories. A good illustration of this fact is afforded by the flourishing town of Canton, Ohio, where Ball's reapers and mowers are made. When the inventor went there, a few years ago, it was the dullest and least productive town in the State, and was retrograding in wealth and population. He asked for \$10,000 from the citizens to help him start a manufactory. They raised and gave it to him. The following are the results of the investment: Two large agricultural implement manufactories, one of plows exclusively, one of stoves and hollow ware, one of reaper and mower knives, one of suddlery hard-

What Manufactures will do for a Place,

ware, two of horse-rakes, one of farm wagons, one of cultivators, one of wrought-iron bridges, one of soaps, and others more or less extensive. These are no small concerns. The machine alone supports 2,500 men. The town has trebled its population, quadrupled its wealth, besides developing a home market for farm produce, which is stimulating production and enriching farmers in the country tributary to it.

Walting for a Fall. Many disappointed parties here are still waiting for a fall in the real estate market. We fear, however, that they will have to wait as long as the dandy who came out to California in '49 to be a kid glove miner. When he landed he waited for a porter to earry his baggage to the mines, and he waited some time.

High Prices and Low Rents of Business Property.

The prospect of Fifth and Seventh becoming business streets has always been regarded as doubtful, chiefly because they have no street facing or running-into them on the north as Third street has in Kearny, Fourth in Stockton, and Sixth in Taylor street; but of late speculators have determined to assume that both-streets must become avenues of business. The most of these speculators have long-been endeavoring to purchase Third; Fourth or Sixth street lots, but the prices asked for them were so extravagant that no stretch of belief in their future justified investment in them. This being the situation, the streets barned were left in disgust, and Fifth and Seventh street property was taken up, each purchaser being now ready to swear that business must come upon them. We hope it may, if for no other reason than to keep, the prices on Fourth and Sixth streets (the first

especially) down to a reasonable level. Fourth street property has nearly trebled in price within the past three years, while rents have not advanced more than 25 to of per cent. For instance, a gentleman purchased a piece of improved ground on Fourth street three years ago, paying therefor \$11,000; it then rented for \$85 per month. Now he could sell for about \$30,000, while the rent of the place has only shown an advance of \$10 per month, the present income being but \$95, or deducting taxes and other expenses, less-than four per cent. interest on the market value of this property. This is an illustration of how the presence of speculation has elevated second class business property to a point at which it will pay nothing like even the lowest prevniling rate of interest. As yet the business, conducted upon Fourth street is of such a petty nature that high rents cannot be paid by those conducting it. Any attempt to raise the rents to rates at all commensurate with the changeable value of the properly, would certainly result in leaving it tenantless. Indeed, even as it is, rents on Fourth and Sixth streets are considered so high that efforts are being made to divert business to Mission, Howard and Folsom streets, in various places between Second and Sixth. In one block on Folsom, between Fifth and Sixth, quite a number of new stores have been crected lately, and seem to rent readily. This is a warning against speculating upon the numbered-streets, and an attempt to raise rents upon them to unreasonable figures. Herotolore the supposition has been that the numbered streets had a certain monopoly all business, and that Mission, Howard, Folsom and parallel streets southerly had no chance at least within the next ten or fifteen years, of ever-becoming store property; but late events have given color to the belief that the popular impression on this subject may have been erroneous. High prices elsewhere will drive small stores upon the streets last named, and small stores are generally succeeded by large ones and permanent business.

Nerve Required.

The day for higglers is past in the real estate-market. The man who stands higgling about one or two hundred dollars in-a small purchase, or one, two or even five thousand in a large one, is out of his element in real estate. He should take to peanuts. He-hesitates over a purchase, trying to save one of the sums above named; and while he is backing and filling, and trying by willul untruths to depreciate the value of the land, a man of sense and nerve comes along, slaps down his deposit, and metaphorically brushing the property across the nose of Mr. Close-Fist Higgler, walks off with it, and in many cases either sells it in a short time at a large advance, or could easily do so. It frequently happens, when he is thus served, that the higgler whines piteously, and endeavors to make it appear that he has been badly used; that he had acquired some sort of right to the property because he had been talking of buying it for a day or week or two; that he meant to buy it all the time, and that he was only waiting for some reason, which he coins on the spot. But all this does not nid him-the property is gone beyond his reach, and everybody is glad that he lost it. Men of nerve do not higgle, and men of nerve make most money in real estate.

Overdoing Already Crowded Occupations.

There is not a city in existence, probably in which there is as a whole, less enterprise than we have in San Francisco, yet we boast greatly of our possession of it. Every aiready occupied business and profession is constantly receiving accessions, while dozens of inviting fields of enterprise are allowed to remain unoccupied. The latest illustration of the truth of the above is afforded in the new theatres which have lately gone up or arenow in process of crection. San Francisco will soon have four large theatres, while two were certainly plenty. - We are better supplied with markets, too, than New York is, yet it appears we are to have another. The result of this sort of competition is that the interlopers fail in everything but one point: they reduce the profits of the business to such a standard that they make nothing themselves, and they succeed in placing their experienced predecessors in the same position. But this is "enterprise" according to the latter-day translation of the word.

City and Country Real Estate.

A weekly paper here says:

The activity which prevailed in San Francisco real estate a few months ago has subsided, and speculation has transferred itself to the purchase of Government lands in the interior, and Mexican ranches in the coast ranges and southern counties. .

The above, we regret to say, is the very reverse of the true state of the case. For every ten cents which are spent in the purchase of Government or other land, five dollars are invested in San Francisco real estate. We wish that this were not the ense, but it unfortunately is.

Paris and London.

A French paper publishes the following comparison between these two cities, taken from the latest census returns : Paris occupies seventeen and a half millions of acres, and contains two millions of inhabitants and fifty thousand houses. London covers seventy-seven and a half millions of seres, has about three millions of inhabitants and three hundred and sixty thousand houses. The population in Paris averages forty per house and that of London eight. Most of the houses in Paris range from four to five stories, while in London they are two to three stories high.

In the suit of the Nicolson Pavement Company against the owners of the Stow-pavement, which was an action to recover domages for an alleged infringement by the defendants of a patent granted by the United States to Samuel Nicolson, for an improvement in wooden pavements, Judge Field decided that the alleged infringement did not exist, because in the Stow pavement no foundation, beyond the grading of the earth, is prepared for the support of the blocks, as in the Nicelson pavement. o tarred paper, nor lime mortar, nor hydraulic cement, nor flooring with or without tar is employed. The blocks are placed in parallel rows, directly upon the graded earth, which is forced into a solid and compact form by a wedge driven between the blocks. This wedge is made of a board two or three feet in length, and nearly of the width of the blocks, and is driven some inches below them. The Stow pavement-presents an external appearance similar to that of the Nicolson pavement; it exhibits the same neatness, is with equal ease kept clean, furnishes the same sure footing for horses, and by its use the noise of carriages and carts is equally avoided. But in the foundation used the -resemblance ceases; in that particular there is nothing in common between them, and the special benefits ascribed by the parties to the foundation of their respective pavements are different. benefits ascribed by Nicolson to the foundation of his pavement. The defendants on the other hand insist that more or less moisture penetrates the blocks from above and below, and that the absence of any wooden or tarred foundation to their pavement, allows it to readily escape, and thus the blocks are preserved from decay. They also assert that their pavement has many adeantages over that of the Nicolson, particularly in the facility with which the pavement can be taken up and replaced when this becomes necessary, as it often does in the streets of a city, to lay down water or gas pipes, or to repair them. But all this, whether true or otherwise, is a matter which can have no bearing upon the decision of the ease. On the merits of the two systems we are not called upon to pass. It is sufficient to determine the issue presented, that the combination for which Nicolson obtained his patent has not been used in all its parts by the defendants. Hence, they are not guilty of infringing upon any rights held under his patent."

This decision is another blow at the Nicolson monopoly. If the holders of it wish to make it profitable to themselves, they will have to grant permission to the public to lay the pavement on payment of a much smaller royalty than they now exact. The price at present charged is we believe 36 cents per square yard. The owners of the Stow pavement charge a royalty of 30 cents per square yard for permission to lay their pavement. This also is too much. A cobble-stone pavement lasts longer and is much cheaper than either of the wooden pavements mentioned. Thisals an assertion which many will dispute, but they will do so simply because they have never seen cobble stones properly laid here. The contractors lay egg-shaped cobbles in sand, without spreading a bed of mould for them. They only half drive them down, and use little or no gravel. - This being the case, it is not to be wondered at that such a pavement is ut once the least durable and most uncomfortable for horses and pedest that can be conceived of. A walk on such a pavement is corns-tor-

A New Rival to San Francisco.

Oakland has retired to the slade of its trees, and has long since ceased to imagine that it was to be transformed into a great city, to the detriment of San Francisco. Its local papers now make dog fights and notices of new sign boards the subjects of weighty leaders, the old subject of Oakland's rise and San Francisco's full having become stale. But no sooner did Oakland retire its claims to greatness, than Vallejo jumped into the arena, claiming to be the site for the great scaport of the future. Vallejo has a railroad which is completed some 35 miles in the direction of Sacramento. This local road is to do the business for the town: It is to be the tail end of the Pacific railroad. Those who talk this way forget, however, that the great road will never become a feeder to a petty line like the Vallejo road. The Central Pacific Company, until the great work of building its road. to Salt Lake is completed, will let railroad or steamboat communication with San Francisco take care of itself; but as soon as the pressing work mentioned is completed, the company will neither allow the present Vallejo railroad company, or any other company or enterprise, to get either the tail or any other end of its trans-continental trade. Wherever a railroad is wanted, the Pacific Railroad Company will build it, without assistance from any quarter, and without regard to any and all other lines, eithor actually existing or laid down on paper. This fact is lost sight of by over-sanguine Vallejoites. Then it is forgotten that the country through which the present Vallejo road runs is intersected by many navigable creeks and sloughs, connecting withthe bay. Grain can be brought down to this city much chesper upon sloops and schooners navigating these creeks and sloughs, than it can be carried down to Vallejo by rail.

These little towns should not become excited. There is plenty of room for them to improve, and San Francisco wishes to see them improving; but they should not be straining to outgrow their unmentionables, while it is evident that, contracted as those articles are, they are yet much too large for them.

Brokers' Commissions.

The right of a broker to his justly earned commission was lately tested in Baltimore. A woman was the defendant, She had placed property in the plaintiff's hands for sale, with special instructions as to price, &c. It was contended by detendant that plaintiff's authority had been revoked, but this point was found in favor of plaintiff. The plaintiff procured a purchaser, but defendant took the negotiations out of plaintiff's hands, and closed the sale herself at \$900 per acre, instead of \$1,000, which plaintiff had been instructed to ask. The points determined were that the broker could not be deprived of his commissions on the ground that the defendant consummated the sale, after having availed herself of the information and services of the plaintiff, nor could the defendant avoid her liability on the ground that, by her own act, the property had been sold for a sum less than she had instructed the plaintiff to necept. The verdict was in favor of Maintill for \$272 91, the full amount claimed.

Real Estate in Chicago.

A Chicago paper has the following relative to real estate transactions in that city. Although the population of Chicago is nearly double that of San Francisco, ns will be seen, the weekly real estate sales there are rather less, both in number and, amount, than those which are usually made here:

The sales of real estate; as indicated by the recorded transfers, for the week ending August 1, foot up 128 in number, conveying property to the aggregate value of \$546,605, against 205 sales for last week, conveying, property to the aggregate value of \$655,878. The movement of property outside of the city limits has, however, increased more rapidly during the past month or two. Large speculative purchases of outside property have been made in every direction, particularly in the township lying next south of the city limits, and large tracts have been and are yet being sold out at auction, none of the transfers of which appear in any published_list, because they are outside of the city proper. If hese sales were taken into the account, the aggregate transfers of property would show a much larger increase over the average f past seasons than it does nt present.

The improvement in the inquiry for houses to rent, which was noticed some weeks ago, continues, and house agents are now renting-nearly three times as many dwellings as they were n month ago. Rates of rents are, however, not materially changed since a month ago, being yet fully twenty per cent. below the prices which the same houses would have reated for in the first half of May. Houses that then would have rented for \$1,000 are now rented for \$300. On houses that would then have rented for more than \$1,000 the reduction is still greater, and on the cheaper houses, that would then have rented for say \$500, the reduction is in general less than fifteen per cent. House agents agree in saying that a large proportion of the applicants for houses are new citizens, and notwithstanding the great number of vacant houses now, there is a good prospect that they will be nearly all occupied before fall.

For store rents there is also more inquiry than has been noticeable heretofore. The views of owners and would he tenants, however, seem to be considerably apart in regard to rents, and with the increase from new stores now in course of construction, there is a prospect for a reduction of the present excessive rents. There is getting to be a large surplus of offices and "upper floors "in the business quarters, and except in such localities as the blocks surrounding the Court House Square, tenants can rent for lodging rooms, or for light manufacturing purposes, at their own figures.

The following is a list of the warrantee deeds filed for record on Saturday, August 1:

Morgan street, southwest corner Indiana street, east front, 29x116 Morgan street, southwest corner Indiana street, east front, 20x116 Milwaukee avenue, 75 feet southeast of Noble street, northwest

Rebecca sfreet, 170 feet east of Laffin street, south front, 24x124 ft. 375 Jackson avenue, southwest corner Winchester street, north front, Keith street, 126 feet south of Chicago avenue, cast front, 24x100 ft. Western avenue, 113 feet south of Jackson street, west front, 25x125

Randolph street, 140 feet west of Franklin street, north front, 20x North Lasalle street, 294 feet south of Schiller street, east front,

Western avenue, northeast corner Jackson street, west front, 100x

Cakland Real Estate Transactions.

From September 1st to the 25th inclusive, one hundred and two doeds were recorded in Oakland, conveying real estate and improvements of the value of \$200,083. Each sale had an average value of \$1,9611/2. The largest price raid by any one purchaser was \$14,000. There were two sales of \$9,000 each and one of \$10,500.

During the period mentioned, twenty-two mortgages were recorded in Oakland, to secure the payment of \$65,169.

Valuable Paying Property on Sacramento Street-for

We have for sale an elegant three-story brick house and lot on Sacramento street, just above Montgomery. The property rents for \$225 per month, and might be made to yield even more. The_ price is only \$21,000. It is seldom that so good an opportunity is offered for a first-class-investment.

Land in Visitaelon Valley.

An advertisement of 1,000 acres of land for sale in Visitacion Valley will be found elsewhere. The land is so convenient, the price so reasonable, and the terms so easy, that we think the tract recommends itself, and therefore simply direct attention

Three Houses and Lots for Sale on Minna Street. We have on hand-three thoroughly-built-houses on the morthside of Minna street, between Fourth and Fifth streets, with a lot fifty-five feet front. The houses produce a monthly rental of \$95 from old tenants. They will readily rent for \$120. Minna street is sewered, planked, and has good improvements upon it. I The houses are really first-class ones. Price for all, \$9,000; \$5,000 cash, balance on time.

----Sale of Lots in Vallejo.

A city paper says: "The sale of town lots in Vallejo, on the Frisbie estate, and immediately contiguous to the terminus of the California and Pacific Railrond, took place this week at Platt's Hall. About 600 people were present. The bidding was fair, but not enthusiastic. Lots of about 50 feet front by 90 to 100 deep, brought from \$440 to \$200. They mostly went off in batches of five lots to a purchaser. The sum realized did not equal the expectations of the sellers."

SPECIAL NOTICE. THE SILVER TERRACE HOMETSEAD ASSO-CIATION .- Particular attention is directed to the lands of the Silver Terrace Homestead Association, of which Mr. E. Rower, 605 Montgomery street, is Secretary. The property lies near the San Bruno and Bay View Turnpike roads and the South San Francisco Railroad, and opposite the University Homestead Tract. The view is fine; the location is desirable; the soil good; the title perfect; the price low, and terms of payment easy. These are great advantages for land to possess when within such easy access of this rapidly growing city. It is certain that this part of the city will be in the centre of thickly settled homesteads.

GEORGE W. CHAPIN,

DEALER IN .

REAL ESTATE.

VACANT LOTS,

HAS A LARGE LIST OF

BUSINESS PROPERTY.

HOUSES AND LOTS,

LAND IN ACRES, &C.

GEO. W. CHAPIN, 338 Montgomery Street.

MARC DE KIRWAN.

N. LANDRY & KIRWAN, REAL ESTATE BROKERS, AGENTS, AND COLLECTORS. Full charge taken of Real Estate on reasonable and insurances effected. Office No. 21 Montgomery street, opposite Liek House, San Francisco. Business hours from 9 A. M. to 4 P. M.

JOR SALE, -FINE BUILDING LOTS ON MCALIASTER STREET, L., between Gough and Octavia. These lots are on the grade, and McAllister street is graded, macadamized and sewered. Lots on Eddy street, lister street is graded, macadamized and sewered. Lots of Eddy Filet, near Sacramento. Also, property in the southern part of the city. Lot on Broadway, between Montgomery and Sansome streets. Apply to John S. Luty, 305 Montgomery street, corner of Pine, up stairs, room 13.

1:000 ACRES OF LAND FOR SALE, LOCATED BE-The above property forms a portion of the 4,000 acre tract of the Visitacion Land Company, and has been surveyed and separated. It is in every respect beautifully and desirably located. The soil is generally of the richest character. The title, United States patent. The land is especfally suited for homestead associations. Those who purchase it with this object, are certain to make one of the most prolitable investments possi-

C. Terms—One-fourth cash; balance payable on long term at 8-per cent. per annum interest. For full particulars apply to J. S. Luty, northwest corner of Pine and Montgomery streets, up stairs, where plans of the roperty may be seen.

By order of the Board of Trustees,

CHAS. D. CARTER, President.

OUTSIDE HANDS. FIGHTY ACRES NEAR THE LINE OF THE San Jose Railroad. Twenty nine acres on the line of Park Reserva-tion. Fifty acres on the Ocean House Road. Twenty acres near the Government Reserve, etc., etc. For particulars apply to Young & Paxson, 424

FOR SALE. THE MOST DESIRABLE AND CENTRALLY LOCA. téd unimproved property in the city of Oakland, known as the Casserly Tract, on Fourteenth street, near the New City Hall grounds. Terms, one-fourth cash—bulance on time. Maps of the Tract comprising fifty-three subdivisions 50x1034 feet, with the prices affixed, can be seen at the oilice of Dam & Gladding, 320 Montgomery street, or corner of Ninth and Broadway, Oakland, or with E. Bigelow, 525 Front street.

MONEY TO LOAN ON GOOD CITY PROPERTY. MONEY TO LOAN ON GOOD GIVE THE TRANSPORT OF THE HIBERNIA SAVING AND LOAN SOCIETY. — New Building, nertheast corner of Market and Montgomery streets. President, M. D. Sweeney; Vice President, C. D. O'Sullivan, Trustees: M. D. Sweeney, C. D. O'Sullivan, John Sullivan, R. J. Tobin, M. J. O'Conner, P. McAran, Gustave Touchard, T. J. Broderick, Peter Donahue. Treasurer, Edward Martin; Attorney, Richard Tobin.

Remittances from the country may be sent through Wells, Fargo & Co's Express Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositer should accompany his first deposit.—A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A BSTRACTS OF TITLE. -NOTICE -The undersigned find the requirements of their business are such as to make it necessary to exact payment IN ADVANCE for all Abstracts, and therefore respect fully request their patrons to come with CASH IN HAND. BROOKS & ROULEAU, Scarchers, etc.

620 Washington street. TANHATTAN INSURANCE COMPANY OF NEW YORK. Incorporated 1821. Cash Capital and Assets, \$1,100,000. Insured against Loss by Fire upon terms as reasonable as is compatible with se coln.

Losses promptly adjusted and paid in U.S. GOLD COIN.

R. B. SWAIN & CO., Agents for the Pacific Coast,

GERMAN SAVINGS AND LOAN SOCIETY .- GUARAN. tee Capital, \$200,000. Office, 513 California St., south side, between Montgomery and Kearny streets. For Office hours from 9 A. M. to 3 P. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of deposits only. Loans made on Real Estate and other collateral securities, at eurrent rates of interest. G. WETZLAR, Secretary.

C. BLAKE, ATTORNEY AND COUNSELOR AT-LAW, Rooms 7 & 8, Third Floor, Northeast Corner of Montgomery and Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon proceedings in the Probate Court.

CHOICE FARMING LANDS IN SAN JOAQUIN VALLEY,-One tract of 10,000 acres; one tract of 6,001 acres; one tract of 4,000 acres; and others, in quantities and on terms to suit purchasers. JOHN T. LITTLE & CO.

No. I, Stevenson's Building. JOHN GORMAN, NOTARY PUBLIC, 612 MERCHANT STREET, north side, above Montgomery.

VOTARY PUBLIC .-- FRANK V. SCUDDER, Conveyancer and ssioner of Decds, No. 631 Merchant street.

OAKLAND REAL ESTATE, FOR SALE BY E. C. ESSIONS, No. 507 California street, San Francisco, and Broadway, d.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis

in the annexed list.) House, and lot 62 %x122 %, on Howard, between Twenty-thtrd and Twenty-fourth; house cost \$2000.....\$5,000 Handsome world omery: rents for \$225 me residence with lot 31 feet front by 54 in rear and 137.36 in depth, on Bush street above Mason. 12,000
Let 25x137 be on Taylor street near Eddy. 4,000 First class residence on lot 69x100 on Mission street near Fourth, running through to Minua.

House and lot 32x137%, on Geary street, opposite Union Square, house cost \$13,000. Price. 20,000 Lot 25x87% with first class two-story house, on Geary street, near House and left on Howard street, near Fifth.

Corner lot, 70x109% feet, on Van Ness ayenne, between Taylor Square... Fifty-vara on Oak street, near Market, double frontage, both Choice 50 vara, with handsome view, corner Jackson and Franklin streets... Fifty-vara opposite San Jose It. It. Depot.... Hots 80x125, corner Townsend and Clarence streets, near Third. 20,000
House and lot corner Steuart and Howard streets. 11,000 Water lots on Clay and Commercial streets.

Lot, 68³(x82¹/₅, corner Hyde and Tyler streets.

Full 50-yara corner Hyde and Tyler streets.

Full 50-yara corner Hyde and Tyler streets.

Half 50-yara on Stockton, nearly opposite Washington Square.

Paying property on Commercial street, near Kearny.

Fifty-vara and a half on Harrison and Clary streets, near Fourth,

or line of Montgomery street extension.

Fine residence on Taylor street, near California.

3,000 Iouse and lot and large lot corner Sacramento and Jones Fifty-vara corner Jackson and Larkin streets.... Large lot corner Clay and Powell streets.

Lot 46 1-6x120 corner Jones and Union streets.... Large house of 14 rooms, beautiful view, corner lot, 28x71, feet

on Clay street, near Powell.

Two two-story houses of 8 rooms each, lot 36x80, on Pacific street near Hyde; has side alley.

Desirable business lot, 30x65 feet, with rear alley, corner of Union and Dupont streets. Ground rents for \$50 per month.... ifty-yara on Greenwich street, near Jones. of Tox100 feet, corner Jones and Greenwich streets.... Lot on Union, near Leavenwerth.

Lot 20x00 feet to rear alley, on Montgomery, near Pacific......

Two and a-balf story house on Perry, near Fourth . . Lot 75x75 feet, corner Bryant and Garden, six houses renting for Well located lots in Gift maps 3 and 4.

Lota on Hampshire street, and Serpentine avenue, near Twenty-

Lota on Hampshire street, and Scipentific avenue, heat high street, very cheap.

Large lot on Valencia street, between 16th and 17th.

Two-story, hard finished house of 7 rooms, and lot 20x70 feet, with the furniture, on Valencia street, between 17th and 17th... Lot 75x250 feet, corner Eureka and 18th streets..... Lot 40x125 feet, on Valencia, and lot 80x525, corner 23d and Hart-

left, with nearly new two-story house; cheap.....
Seven desirably located blocks in west end, map No. I, near the new San Jose road, Lake Geneva and the Industrial School. Soil fine, located on a sunny slope, title perfect and price low. Block on the Ocean House road and View street, nearly one acre Lot 25x114 feet, corner Jersey and Chattaneega, near Dolores and Lot 100x115, on north side 16th street, near Noc.

Lot 30x120 feet, with double two-story houses renting for \$60, on
Second avenue, near 16th and Valencia. The avenue is 60

feet wide and street in order. Price only..... Lots in the San Mignel Homestead ... Three large lots on west side Steiner street, near Hayes. Each.... Lot 87%x137% feet, southeast corner California and Buchanan Handsome lot on Laguna street, near Geary..... Large lots on California street, near Baker, each..... Houses and lots on Page street, near Franklin..... Two acres in West End Homestead Association, near the new Star

Jose road and-West End Hotel; soil-fine; ground level, with house. Price for all only..... Lot 80x239 feet, in Belle Roache City. Large and small ranches in San Mateo Contra Costa, Alameda and Santa Clara Counties

A CABD .- BUILDERS' INSURANCE COMPANY .-Ph. "United we stand, divided we fall." Pelicies issued on all classes of Fire and Marine Risks. Method of Business-1st, Low tharges; 2d, Prompt Payment of Losses; 3d, No Lawsuits; 4th, All Disputes which may arise are to be settled by arbitration. President, Thomas-Mooney. Office in the California Building and Sayings Bank, California street,

PEGULATIONS OF THE CALIFORNIA BUILDING AND SAY. of Federal taxes, allowed on all deposits which shall be thirty days in the Bank. Interest allowed from date of deposit, which will be repaid in U S. gold coin on notice. Reports, etc., may be had of the undersigned.
THOMAS MOONEY, President, California st., near Sansome. Money to loan on city property.

of Deeds for Nevada and most of the other States. Deeds, Mortgages, Leases, Protests, etc., carefully drawn. Depositions taken with dispatch. Office, No. 603 Merchant street, San Francisco.

CALIFORNIA TRUST COMPANY OF SAN FRANCISCO. lowed on deposits. Money to Joan. Collections and disbursements made. Banking accounts kept. Safe depository for bonds, stocks, papers, jewelry, sliverware, etc. Agents for persons leaving the State, and for transacting all kinds of fluancial and trust business.

HENRY, L., DAVIS, President, D. W. C. THANDSON, Control D. W. C. THOMPSON, Cashier, THOMAS B. LUDLUM, Auditor.

W. H. J. BROOKS.

BROOKS & BOULEAU, SEARCHERS OF RECORDS, AND EXAMINER OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Searches made in other Counties.

PACIFIC LAND, REAL ESTATE, AND COMMIS-No. full California street, S. W. corner Kearny, San Francisco. Printed by Joseph Winterburn & Co., 417 Clay St.

San Francisco Real Estate Circular

FOR THE MONTH OF OCTOBER, 1868. BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET.

SINGLE COPIES, 10 CTS.

No. 12.

Sacramento Real Estate Transactions.

Total sales City and Co. 67

Vol. II.

Below will be found the totals of Sacramento city and county. real estate sales made from the 26th of September to the 25th of October inclusive. We also append the number and amount of mortgages given and releases made during the period mentioned Sacramento City, sales ...46 Value .:: \$63,185 " County, " 21 " 22,910 .

The above figures show that each city sale had an average value of \$1,373, and each county sale an average value of \$1,090. We omit all sales where the consideration was a nominal one. Only five city sales had a value of more than three thousand dol-

North-west corner of Seventh and J streets; 20 on J by 80 on Sev. enth, with lot adjoining on Seventh 40x80. This property North-east cor. of Third and P streets, 120 on Third by 160 on P. South-east cor. Fifth and J streets, 160 on J by 120 on Fifth..... North side K street, bet. Fourth and Fifth, 80 feet from Fifth, 20x

During the month mentioned above, the following transactions were effected by private individuals, and by the city savings bank.

Private individuals, 17....\$17,606 Releases. 26....\$21,748 2 ... 1,500 Sacramento Sav. Bank, 24'... 28,200 Totals 41 \$45,806 28 \$23,248

Oakland Real Estate Transactions.

During the mouth clapsing between the 26th of September and the 25th of October inclusive, one hundred and seventeen real estate deeds were recorded in Oakland. These sales had a total value of \$309,562. Each sale had an average value of \$2,645. During the same period, the real estate of Oakland was encumbered by thirty-one mortgages, of the total value of \$82,970, or an average of \$2,676 ench.

Thanks to Mayor McCoppin.

The residents of O'Paireil street, between Stockton and Powell, desire to return their sineere thanks to Mayor McCoppin for lately granting permission to have an old shanty moved through their street. This house was black with age, smoke, grease, dirt and decay. Nasty is the only word which expresses its condition. If old houses were worth only a dime each, the one named would not probably sell for one cent, though copper was at a premium of one thousand per cent. The shanty was allowed to rest all of one of the late beautiful moonlight nights in front of the premises of the parties above named-a treat for which they feel they cannot be sufficiently thankful. A walk around and in it would have been such real luxury to Mr. McCoppin's eye and nose (both of which they believe are sharp), that all of the residents named feel deep regret that he missed the treat. In returning their sincere thanks to the Mayor for late favors, they respectfully pray that, at his earliest convenience, he will let them once more enjoy a pleasure for which they are so truly

Modify the Fire Ordinance.

The ordinance prohibiting the erection of frame houses within certain limits, aught to be somewhat modified. We have learned that only thoroughly first class brick hulldings are sate in earthquakes; but the large majority of property owners will not erect such buildings, if the business in the vicinity will not justify them by yielding first class rents. The fire limits ordinance extends over portions of Third and Fourth streets, where only a small business is done. First class brick stores in such places will not rent; and let us preach as we may about danger to the public, we may rest assured that owners will look to their interests and pockets more than they will to the public safety. Especially will they do this where n law is in existence which they feel is an untair one. Where first class business and rents justify the erection of first class brick buildings, it will be comparatively easy to enforce the most rigid fire limits ordinance; but where these do not exist, property owners will evade the law to save their own pockets. In view of these facts, therefore, we think that a modification of the ordinance, so as to omit second class business property from its provisions, would be a wise thing at present.

Sites for a New City Hall,

If the City Hall is to be removed, it is clearly the duty of the City authorities to have the new building erected either upon Portsmouth or Union Square. The ground on both is solid and good. There is not space enough upon the old site for a building which would properly accommodate the City offices now, not to speak at all of the increased space which the future growth of the city will require in our City Hall. If Portsmouth Square is selected, a large building containing lawyers' and other offices could be erected upon the present site of the City Hall. These offices would be so close to the new building that they would all. rent at very handsome rates, and therefore the investment would be a profitable one. Or the city, by selling the ground upon which the present Hall stands, could obtain a sum that would be nearly sufficient to erect a new and creditable building.

San Francisco's march is unmistakably southward, and if a central location is sought, Union Square is undoubtedly the most central, and in every respect the most convenient site for the new Hall. We do hope that the city authorities will so act that in future earthquakes no risks will be taken with human life, and that we will have no more wholesale racing out of the

SALES FOR THE MONTH OF OCTOBER.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in October, 1868.

Scetton.	No. Sales.	- Amount.
Fifty Varas.	86	@402.655
One Hundred Varas.		\$492,675
City Classed West	- 76	* 505,864
City Slip and Water Lots	7	75,400
gouth beach	- 9	64,454
	46	98.085
Prission Addition	191	593,222
western Addition -		561,802
Homestead Associations		
Ontolde Lands	15	8,558
Outside Lands	-42	108,419
Tax, Blackmail and Skeleton Titles	_ 34	3,223
b	- 616	\$2,511,702

SAN FRANCISCO, NOVEMBER 2, 1868. The above table shows that the real estate transactions of September exceeded those of last month (October) by 16 in number, and \$293,693 in amount. The falling off is chiefly accounted for by the fact that real estate taxes were payable in October. Buyers always hold off until these are paid, and thus purchase so much cheaper. When these taxes become due, hardly a sale is closed without a dispute between the contracting parties as to whose duty it is to pay them. In many cases these disputes wax so warm that sales are broken up by them. Several instances of this kind came to our knowledge last month. The buyer held that it was clearly the duty of the seller to pay the taxes due, while the latter was just as clearly of opinion that it was the duty of the buyer to pay. The just rule is, that when real estate taxes are officially declared due and payable, they become a lien upon the property. A seller is not doing his duty—giving a clear title to a buyer—if he does not remove this lien by paying the taxes. Except in cases where a special bargain to the contrary is made, it is always the duty of the seller to pay the taxes, if they had

been declared due previous to the closing of the bargain for sale. Upon the day of the earthquake, and for two days succeeding it, the real estate business, like every other one, was almost at a stand-still. 'These three days' dullness of course had something to do with the small reduction which the figures of last month show. It would probably be useless for us simply to tell many skeptical persons that no falling off has taken place in the number and value of real estate sales since the earthquake, and this being the case, we shall put the matter beyond dispute by giving from the Recorder's books the number of deeds which have been recorded each day since the shock, with the amount to which they

we up				pro-				-
Thursday,	Oct.	22	32	deeds	recorded,	value	e \$187,460	
Friday,	**	23	19	6.8		4.4	57,098	
Saturday,	10-	24	28	46		- 64	76,050	
Monday,	4.1	26	20	+4	18	- 16	131,543	
Tuesday,		27	28		10	6.6	75,952	-
Wednesday	4.0	28	25	6.6	4.6	4.6	52,957	
Thursday,	14	29	11	131	4.6	6.6	18,663	
Friday,	4.6	30	27	86	44	++	88,613	
Saturday,	- 14	31	23		- 11	84-	-224,772 -	
Total			213			•	\$913,108	

The real estate sales made in September last came to 632 in number, and to \$2,805,395 in amount. This was practically the largest month's transactions over effected in San Francisco. There were, omitting four Sundays, twenty-six sale days in September. Dividing the total sales made and amount which changed hands in that month by twenty-six, we find that there was an average of twenty-four sales made upon each day of September, and that the total value of each day's transactions averaged \$107,899. Each of the nine day's sales since the earthquake averaged 24 in number and \$101,456 in amount. Thus the was the same as in the exceedingly active month of Sepaverage number of each day's transactions since the earthquake tember, while the average reduction in value of the daily sales since the shock was so small as to be unworthy of notice. These simple facts tell their own tale; and neither require comment orbolstering. The proximity of the presidential election, and local-political disturbances growing out of it, have also had a depressing effect upon real estate movements.

Less real estate is being offered for sale at present than at any period during the past twelve months. Buyers are more plenty. than sellers.

The general features of the real estate market are unchanged since we commented upon them last mouth. Property upon made ground is not asked for, but all other lots are in active de-

The Calvary Church Sale-Unfounded Rumors.

A statement appeared in print a few days ago that Mr. F. S. Wensinger had thrown up his purchase of the Calvary Church property on Bush street, because of the earthquake. There was no truth in this rumor. Mr. Wensinger paid a deposit on the 23d of August to the trustees of the church. An examination of the title proved that there was an outstanding shadow against it, owned by Mrs. Volney E. Howard, who is in the southern part of the State. The trustees could not get this title, but Mr. Wm. C. Ralston obtained it for the church upon paying the holder \$1,000. When it was obtained Mr. Wensinger completed his purchase. After the trustees failed to get the outstanding title. Mr. Wensinger was going to, as he had a perfect right to, throw up the sale and get back his deposit. But he waited until a fresh, and as it proved, successful effort was made to make the title perfect. Mr. Wensinger is an old operator in real estate here, and up to the present has not been scared of making purchases because of earthquakes.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies. Insurance Companies and Private Individuals, during the month of October, 1868.

By whom taken or released.		RTGAGES.	RELEASES.		
	No.	Amount.	No.	Amount.	
Private Individuals	83	\$349,104	67	\$159,100	
Hibernia Sav. and Loan Society	65	169,000	12	85,702	
Clay St do do.	36	126,900	13	28,177	
French do. do.	1	40,000	~	,_,,,,,,,	
Germania do. do	15	24,100	2	3,000	
Odd Fellows' do.	8	61,750	4	*****	
Building and Loan Society	_27	26,950	- 15	13,275	
San Francisco Savings Union.	14	25,200	8	12,730	
Fireman's Fund Insurance Co	S	10,000	1	15,000	
Occidental do	2	2,700	2	- 875	
Pacific do.	2	126,000	1	3 500	
Union - do.	1	40,000	2	18,000	
California do.	7.				
City Bank of S. L. and Discount	8	8,050			
California Trust Co	١.		• •	•••••	
	263	\$1,009,754	123	\$339,359	

The causes mentioned in THE CIRCULAR of September, continued to operate in October in keeping the figures of the mort-gages large and those of the releases small. After deducting the amount of the releases from the amount of the mortgages, it will generally be found that the latter bear a proportion of aboutone in four to the sales; that is, three dollars in cash are paid for each dollar which is left unpaid and secured by mortgage. This is a good showing. Few merchants in any business, here or elsewhere, come as near to transacting a cash business.

The mortgages of September exceeded the releases by 114 in number and \$753,010 in amount. Last month the mortgages were ahead by 140 in number, but by only \$670,395 in amount. Never in the history of this city has money for building purposes heen in such active demand as at present. Those who are going into debt with this object in view, are taking little risk, for houses frequently rent now before they are finished. One of the best uses to which borrowed or other money can now be put is the erection of dwellings for our increasing population.

The Tide Land Survey has been extended beyond Hunter's Point, and the surveyor is now upon the last section, on the south, reaching to the San Mateo County line. The twenty-four feet line will be about one mile from shore, and the area embraced within the survey south of Hunter's Point is about twenty-four hundred acres. The first section of the survey, extending from the foot of Second street to the Potrero, is completed and sub-divided into blocks and lots. The lots are numbered upon a map which can be seen at the Tide Land Office. Those desirous of taking advantage of the fifth section of the law, as prior purchasers, must file their claims soon. The engineer is busily engaged in drufting the second section, which will be finished in about two weeks. At some time between the first and tenth of November. sioners will meet to determine who are bona fidera under the law. After that matter is disposed of, the lines of the railroad locations will be defined by the railroad companies, and announced to the public.

The day after the earthquake several persons started out to purchase real estate, expecting there would be so many excited sellers that they could buy at any price they offered. Much to their surprise, however, they found that there was no abatement.in prices. At last accounts they had been in San Jose, but were not accommodated there either. They will keep traveling around the Bay, until Oakland is reached. Probably, between the earthquake and the late falling off in den and for Oakland lots, they will be able to purchaso across the Bay, at prices to suit their views.

One of its Effects.

The late earthquake will have the effect of keeping us from erecting four and five story buildings, especially along the water front on made ground; consequently business men there will require a greater extent of land to accommodate their trade. This will cause land to be in greater demand, and consequently will make prices higher.

A report prevails that one of the hundred and one curbstone real estate brokers which the city contains, was so pressed with business last month that his hat could no longer hold his office, and he was consequently compelled to use the pocket which contained his "other slirt." If this news is true, it is a proof that there are many profitable openings in the ranks of the sidewalkers, which should be filled immediately by those who can neither earn or sponge a living at anything else.

We were compelled last month to omit a large number of sales from our lists, because we knew them to be either altogether bogus, or for the reason that much larger considerations were inserted in the deeds than we knew were paid. Perhaps the most difficult of the many difficult duties connected with the publication of a real estate paper, is that of separating bone fide sales from entirely or partially bogus ones.

Real Estate in Chicago.

A Chicago paper has the following relative to real estatetransactions in that city. Although the population of Chicago is nearly double that of San Francisco, as will be seen, the weekly real estate sales there are rather less, both in number and amount, than those which are usually made here:

The sales of real estate, as indicated by the recorded transfers. for the week ending August 1, foot up 128 in number, conveying property to the aggregate value of \$546,605, against 205 sales for last week, conveying property to the aggregate value of \$655,878. The movement of property outside of the city limits has, however, increased more rapidly during the past month or two. Large speculative purchases of outside property have been made in every direction, particularly in the township lying next south of the city limits, and large tracts have been and are yet being sold out at anction, name of the transfers of which appear in any published list, because they are outside of the cify proper. If hese sales were taken into the account, the aggregate transfers f property would show a much larger increase over the average past seasons than it does at present.

The improvement in the inquiry for houses to rent, which was noticed some weeks ago, confinnes, and house agents are now renting nearly three times as many dwellings as they were a month ago. Rates of rents are, however, not materially changed since a month ago, being yet fully twenty ner cent below the prices which the same houses without parte remedient the first half of May. Houses that then would have rented for \$1,000 are now rented for \$500. On houses that would then have rented for more than \$1,000 the reduction is still greater. and on the cheaper houses, that would then have rented for say \$300, the reduction is in general less than fifteen per cent. House agents agree in stying that a large proportion of the applicants for houses are new citizens, and notwithstanding the great number of vacant houses now, there is a good prospect that they will be nearly all occupied before fall.

For store rents, there is also more inquiry than has been noticeable heretotore. The views of owners and would-be tenants, however, seem to be considerably apart in regard to tents, and with the increase from new stores now in course of construction, there is a prospect for a reduction of the present excessive rents. There is getting to be a large surplus of offices and "upperfloors" in the business quarters, and except in such localities us the blocks surrounding the Court House Square, tennus can rent for lodging rooms, or for light manufacturing purposes, at their own figures.

The following is a list of the warrantee deeds filed for record он Saturday. August 1: -

Morgan street, southwest corner Indiana street, east front, 29x116 Morgan street, southwest corner Indiana street, east front, 20x116 Hickory street, 218 feet east of Main street, south front, 25x10a feet Milwaukee avenue, 75 feet southeast of Noble street, northwest Jackson avenue, southwest corner Winchester street, north front, 266 by 125. fact. 19,770 Farrell street, 295 fact south of Hickory street, east front, 14x100 ft. 396 Keith street, 126 feet south of Cheago avenue, east front, 24x100 ft. Western avenue, 113 feet south of Jackson street, west front, 25x125

Randolph street, 140 feet west of Franklin street, north front, 20x 180 feet.

First street, scathwest corner of Reuben street, north front, 1761/2X (18,270 120% feet. 3,700 Canal street, 100 feet south of Twelfth street, cast front, 70x1c0 ft. 3,200 North Lasalle street, 294 feet south of Schiller street, cast front, Western avenue, northeast corner Jackson street, west front, 100x

Cakland Real Estate Transactions.

From September 1st to the 25th inclusive, one hundred and two deeds were recorded in Oakland, conveying real estate and improvements of the value of \$200,083. Each sale had an ave-chaser was \$14,000. There were two sales of \$9,000 cach and one of \$10,500.

During the period mentioned, twenty-two mortgages were recorded in Oakland, to seeme the payment of \$65,169.

Valuable Paying Property on Sacramento Street for

We have for sale an elegant three-story brick house and lot on Sucramento street, just above Montgomery. The property tents for \$225 per month, and might be made to yield even more. The price is only \$21,00). It is seldom that so good an opportunity is offered for a first-class investment.

Land in Visitacion Valley.

As advertisement of 4,600 acres of land for sale in Visitacion Valley will be found elsewhere. The land is so convenient, the price so reasonable, and the terms so easy, that we think the tract recommends itself, and therefore simply direct attention

Three Houses and Lots for Sale on Minua Street,

We have on hand three thoroughly built houses on the north side of Minns street, between Fourth and Fifth streets, with a lot fifty-five feet front. The houses preduce a monthly rentat of \$95 from old tenants. They will readily rent for \$120. Minua street is sewered, planked, and has good improvements upon it. The houses are really first-class ones. Price for all, \$9,000; \$5,000 cash, butance on fine.

Sale of Lots in Vallejo.

A city paper says: "The sale of fown lots in Vallejo, on the Frishie estate and immediately contiguous to the terminus of the California and Pacific Railroad, took place this week at Platt's Hall. About 640 people were present. The bidding was fair, but not enthusiastic. Lots of about 5d feet front by 90 to 190 deep, brought from \$110 to \$200. They mostly went off in batches of five lots to a purchaser. The sum realized did not equal the expectations of the sellers."

SPECIAL NOTICE. THE SILVER TERRACE HOMETSEAD ASSO-CINTION.—Particular aftention is directed to the lambs of the Silrer Terrace Homestead Association, of which Mr. E. Rower, 605 Montgomery, street, is, Secretary. The property lies near the San Bruno and Bay View Turnpike roads and the South San Francisco Railroad, and opposite the University Homestead Tract. The view is fine; the location is desirable; the soil good; the title perfect; the price low, and terms of payment easy. These are great advantages for land to possess when within such easy access of this rapidly growing city. It is certain that this part of the city will be in the centre of thickly **settled homesteads.

GEORGE W. CHAPIN,

DEALER IN

REAL ESTATE.

HAS A LARGE LIST OF

BUSINESS PROPERTY.

HOUSES AND LOTS.

VACANT LOTS,

GEO. W. CHAPIN, 349 Montgomery Street.

ANDRY & KIRWAN, REAL ESTATE BROKERS, AGENTS, AND COLLECTORS. Full charge taken of Real Estate on reasonable terms, and rents remitted monthly wherever desired. Loans negotiated and insurances effected. Office No. 21 Montgomery street, opposite Lick-House, San Francisco. Business hours from 9 A. M. to 4 P.M.

FOOR SALE. -FINE BUILDING LOTS ON MCALLISTER STREET between Gough and Octavia. These lots are on the grade, and McM-lister street is graded, macadamized and sewered. Lots on Eddy street. rear Buchanau. Lots on Devisadero street, near Sacramento. Arsa, property in the southern part of the city. Lot on Broadway, between Monts goin my and Sansonic streets. Apply to John S. Luty, 205 Montgomery street, corner of Pine, up stairs, rough 13.

1.000 ACRES OF LAND FOR SALE, LOCATED BE The above property forms a pertion of the 4,500 acre tract of the Visitacion Land Company, and has been surveyed and separated. It is in every respect beautifully and desirably located. The soil is generally of the richest character. The title, United States patent: "The land is especially fally suited for homestead as orintions. Those who p we have it with this object, are certain to make one of the most profitable investments poss

p x annum interest. For full partlen'ars apply to J. S. Luty, northwest rorner of Pine and Montgom ry streets, up states, where plans of the reporty may be seen.

By order of the Board of Trustees, CHAS. D. CARTER, Pr. sident.

OUTSIDE LANDS, EIGHTY ACRES NEAR THE LINE OF THE San Jose Railroad. Twenty-nine acres on the line of Park Reserva-tion. Fifty acres on the Ocean House Road. Twenty-acres near the Govermment Reserve, etc., etc., For particulars apply to Young & Paxson, 424

TOR SALE. THE MOST DESIGNALE AND CENTRALLY LOCAted unimproved property in the city of Oakland, known as the Casser-ly Tract, on Fourteenth street, near the New City Hall grounds. Torms, one-fourth cash—balance on time. Maps of the Tract comprising fiftythree subdivisions 50x1013 feet, with the prices affixed, can be seen t the office of Dam & Gladding, 320 Montgomery street, or corner of Ninthau I Broadway, Oakland, or with E. Bigelow, 525 Front street.

MONEY TO LOAN ON GOOD CITY PROPERTY, Building, northeast corner of Market and Montgomery streets. Presideut, M. D. sweeney; Vice President, C. D. O'Sullivan. Trustees; M. D. McAran, Gastave Touchard, T. J. Broderick, Peter Donahue. Treasurer, Edward Martin; Attorney, Richard Tobin, Remittances from the country may be sent through Wells, Fargo &

Co's Express Office, or any reliable banking house; but the Sectety will not be responsible for their safe delivery. The signature of the depositer should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A HSTRACTS OF TITLE.—NOTICE.—The undersigned find the requirements of their business are such as to make it necessary to exact payment IN ADVANCE for all Abstracts, and therefore respectfully request their patrons to come with CASH IN HAND. BROOKS & ROULEAU, Scarchers, etc.

620 Washington street. 13 ANHATTAN INSURANCE COMPANY OF NEW YORK.
19corporated 1821. Cash Capital and Assets, \$1,100,000. Insures against Loss by Fire upon terms as reasonable as is compatible with secarity and safety. Loss is promptly adjusted and paid in U.S. GOLD R. B. SWAIN & Co., An ats for the Pacific Coast, 224 California Street.

(RERMAN SAVINGS AND LOAN SOCIETY. - GUARAN-tee Capital, \$200,000). Odice, 513 California St., south side, between Montgomery and Kearny streets. BT Office hours from 9 A. M. to 3 P. M. Extra hours on Sarardays from 7 to 9 P. M., for receiving of A posits only. Loans made on Real Estate and other collateral securities, at enr-C. F. MEDIUS, President. G. WETZLAR, Secretary.

1 C. BLAKE, ATTORNEY AND COUNSELOR AT LAW, Rooms 7 & 8, Third Floor, Northeast Corner of Montgomery and Pine Streets, San Francisco, will give special attention to the Drawing and Probate of Wills, the settlement of Estates of deceased persons, and the investigation of Land Titles, so far as they depend upon projectings in the Probate Court.

GUNDIGE FARMING LANDS IN SAN JOAQUIN VALLEY .acres; and others, in quantities and on terms to sait purchasers. JOHN T. LITTLE & CO. No. 1, Stevenson's Building

OHN GORMAN, NOTARY PUBLIC, 612 MERCHANT STREET,

NOTARY PUBLIC. -- FRANK V. SCUDDER, Conveyancer and Commissioner of Deeds, No. 631 Merchant street.

DAKLAND REAL ESTATE, FOR SALE BY E. C. SESSIONS, No. 507 California street, San Francisco, and Broadway

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis

in the annexed list.) House, and lot 62%x122%, on Howard, between Twenty-third and ne residence with lot 31 feet front by 54 in rear and 137 3 house cost \$13,000. Price... Lot 25,87% with first class two-story house, on Geary street, near house cost \$13,000. Price. House and lot on Howard street; near Fifth. 6,000 Corner lot, 70x10931 feet, on Van Ness avenue, between Taylor Fifty-vara, corner Eddy and Gough streets, opposite Jefferson 7,500 Pifty vara on Oak street, near Market, double frontage, both Choice 50-yara, with handsome view, corner Jackson and Franklin' streets. -7,000

Fifty-vara opposite San Jose R. R. Depot. -7,000

Lot-80x125, corner Townsend and Charence streets, near Third. 20,000

House and lot corner Stenart and Howard streets. -11,006

Water lets on Clay and Commercial streets. -10,000

Lot. 683 x8225, corner Hyde and Tyler streets. -7,500

Full 50-yara corner Lyde and Tyler streets. -15,000 Full 50-yara corium Llyde and Tyler streets.
Half 50-yara on Stockton, nearly opposite Washinsten Square.... LAND IN ACRES, &C. Pinc'residence on Taylor street, near Calif rais...
House and let and large let corner sacrone me and dones.... Fifty-vara corner Jacksen and Lerkin streets.

Large lot corner Clay and Powell streets.

Lot 46 4-6x120 corner Jones and Union spacets. Large house of 11 rooms, beautiful view, corner lot, 28x71, feet on Clay street, near Pewilt Two two-story houses of 5 rooms-each, lot 36x80, on Pacific street near Hyde; has side alley ... near Hyde; has side idley. Desirable businesslot, 30x65 feet, with rear alley, corner of Union and Dupont streets. Ground rentsefor \$50 per menth Fifty-vara on Greenwich street, near Jones.
Lot. 75x100 feet, corner Jones and Greenwich streets..... lor se and lot on l'ubon, near Mason. . . Two and a balf story house on Perry, near Feurth. 3,500 Lot 72x75 feel, corner Bryant and Garden; six houses renting for S130... Desirable corner let in University Ground Survey, 100x140 feet... Well located lets in Gift maps 3 and 4... Lots on Hampshire street, and Serpentine avenue, near Twenty--tifeli stratt, vory champers Terms—One-fourth cish; bylanes payable on long term at 8 per cent. the furniture, on Valencia street, between 15th and 15th... 3,760 25x116 feet each, on Eric street, near Mission and 15th, each 1,250 Large lot on Folsom street, near 21st.

Lot 82x145 feet, cofner 19th and Hartford streets...... -Lof 75x250 feet, corner Eureka and 18th streets. -Lof 40x125 feet, on Valencia, and Jof 80x525, corner 22d and Bart-Seven desirably located blocks in west end, parp. No. 1, near the new San Jose read, Lake Geneva and the Industrial School, Soil fare, locared on a sunny slope, title perfect and price low, Block on the Ocean House road and View street, nearly one acro-Lot 25x114 feet, corner Jersey and Chattanooga, near Delores and Second avenue, near 16th and Valencia. The avenue is Co feet wide and street in order. Price only 4,500 Lot 871-x1371 feet, southeast corner California and Inchavan Streetsk wiew fine Lots 27%x14714feet, on Fell street, near Steiner. Each..... Large lots on California street, near Haker, each..... Jose road and West End Hotel; soil fine; ground level, with house. Price for all only.

Lot 80x230 feet, in Helle Roache City:

Large and small ranches in San Mateo Contra Costa, Al meda and
Santa Clara Counties.

A "United we stand, divided we fall." Policies issued on all classes of Fire and Marine Risks. Method of Taisiness—1st, Low Charges: 2d, Prompt Payment of Losses; 2d, No Lawsuits; 4th, All Disputes which may arise are to be settled by arbitration. President, Thomas Mooney. AF Office in the California Building and Saying, Bank, California street,

EGULATIONS OF THE CALIFORNIA BUILDING AND SAV. of Federal taxes, allowed on all deposits which shall be thirty days in the Bunk. Interest allowed from date of deposit, which will be repaid in U. S. gold coin on notice. Reports, etc., may be had of the undersigned. THOMAS MOONEY, President, California st., near Sansome. BF Money to loan on city property.

of Deeds for Nevada and most of the other States. Deeds, Mortgages, Leases, Protests, etc., carefully drawn. Depositions taken with dispatch. Office, No. 603 Merchant street, San Francisco

CALIFORNIA TRUST COMPANY OF SAN FRANCISCO. Capital, \$1,000.000. Office 421 California street. Interest allowed on deposits. Money to loan. Collections and disbursements made. Banking accounts kept. Safe depository for bonds, stocks, papers, jewelry, silverware, etc. Aponts for persons leaving the State, and for transacting all kinds of financial and trust busine HENRY L. DAVIS, President,

THOMAS B. LUBLUM, Auditor. F. A. BOULEAU. Drooks & ROULEAU, SEARCHERS OF RECORDS, AND EXAMINER OF TITLE, 620 Washington Street, next door to Maguire's Opera House, San Francisco. Searches made in other Counties.

PACIFIC LAND, REAL ESTATE, AND COMMISSION AGENCY. No. 601 California street, S. W. corner Kentny, Fan Prancisco. Printed by Joseph-Winterburn & Co, 417 Clay St.

21 3

San Francisco Real Estate Circa

ONE DOLLAR PER YEAR.

FOR THE MONTH OF OCTOBER, 1868.

[SINGLE COPIES, 10 CTS.]

No. 12.

Vol. II.

BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET. Sacramento Real Estate Transactions. E Relow will be found the totals of Sacramento city and county real estate sales made from the 26th of September to the 25th of October inclusive. -We also append the number and amount of mortgages given and releases made during the period mentioned. Sacramento City, sales ... 46 Value ... \$63,185 County, 21 22,910 22,910

\$26,095

Total sales City and Co. 67

The above figures show that each city, sale had an average value of \$1,373, and each county sale an average value of \$1,090. We omit all sales where the consideration was a nominal one. Only five city sales had a value of more than three thousand dol-

lars, as follows:

North-west corner of Seventh and J streets; 20 cm J by 80 on Seventh, with lot adjoining on Seventh 40x50. This property North-east cor, of Third and P streets, 120 on Third by 160 on P. Southeast cor. Fifth and J streets, 100 on J by 120 on Fifth . North side K street, bet. Fourth and Fifth, 80 feet from Fifth, 20x

During the month mentioned above, the following transactions were effected by private individuals, and by the city savings bank.

Private individuals, 17....\$17,606. 26:...\$21,743 Sacramento Sav. Bank, 21.... 25,200 .. 1,500 28 \$23,245

Oakland Real, Estate Transactions.

During the month clapsing between the 26th of September and the 25th of October inclusive, one hundred and seventeen real estate deeds were recorded in Oakland. These sales had a total value of \$309,562. Each sale had an average value of \$2,645. During the same period, the real estate of Oakland was encumhered by thirty-one mortgages, of the total value of \$32,970, or an average of \$2,676 each.

Thanks to Mayor McCoppln.

The residents of O'Emrell street, between Stockton and Powell, desire to return their sincere thanks to Mayor McCoppin for lately granting permission to have an old shanty moved through their street. This house was black with age, smoke, grease, dirt and decay. Nasty is the only word which expresses its condition. If old houses were worth only a dime each, the one named would not probably sell for one cent, though copper was at a premium of one thousand per cent. The shanty was allowed to rest all of one of the late beautiful moonlight nights in front of . the premises of the parties above named-a treat for which they feel they cannot be sufficiently thankful. A walk around and in it would have been such real luxury to Mr. McCoppin's eye and nose (both of which they believe are sharp), that all of the residents named feel deep regret that he missed the treat. In returning their sincere thanks to the Mayor for late favors, they respectfully pray that, at his earliest convenience, he will let then once more enjoy a pleasure for which they are so truly

Modify the Fire Ordinance.

The ordinance prohibiting the erection of frame houses within ought to be somewhat utodified. We have learned that only thoroughly first class brick buildings are sate in earthquakes; but the large majority of property owners will not erect such buildings, if the business in the vicinity will not justify them by yielding first class rents. The fire limits ordinsucc extends over portions of Third and Fourth streets, where only a small business is done. First class brick stores in such places will not rent; and let us preach as we may about danger to the public, we may rest assured that owners will look to their interests and peckets more than they will to the public safety Especially will they do this where a law is in existence which they feel is an unitair one. Where first class business and rents justify the erection of first class brick buildings, it will be comparatively easy to entorce the most rigid fire limits ordinance; but where these do not exist, property owners will evade the law to save their own pockets. In view of these facts, therefore, we think that a modification of the ordinance, so as to omit second class business property from its provisions, would be a wise thing at present.

Sites for a New City Hall.

If the City Hall is to be removed, it is clearly the duty of the City authorities to have the new building erected either upon Portsmouth or Union Square. The ground on both is said and good. There is not space enough upon the old site for a building which would properly accommodate the City offices now, not to speak at all of the increased space which the future growth of the city will require in our City Hall. If Portsmouth Square is selected, a large building containing lawyers' and other offices could be erected upon the present site of the City Hall. These offices would be so close to the new building that they would all rent at very handsome rates, and therefore the investment would be a profitable one. Or the city, by selling the ground upon which the present Hall stands, could obtain a sum that would be nearly sufficient to erect a new and creditable building.

San Francisco's march is unmistakably southward, and if a central location is sought, Union Square is undoubtedly the most central, and in every respect the most convenient site for the new Hall. We do hope that the city authorities will so not that in future earthquakes no risks will be taken with human life, and that we will have no more wholesale racing out of the City Hall.

SALES FOR THE MONTH OF OCTOBER.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in October, 1868.

Section.	No. Sales.	Amount.
One Hundred Verses	. 86.:	\$492,675
no fidualed varias	76	505,864
my Sup and Water Lots		
00000 - 1000000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 1000000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 100000 - 10000	. <u> </u>	75,400
ottero	46	64,454
lission Addition	194.	98,085
Vestern Addition	110	593,222
Iomestead Associations	15	561,802
ontside Lands		
ax, Blackmail and Skeleton Titles	42	- 108,419
da, Dickman and Skeleton Titles	34 -	3,223
-	616	\$2,511,702

SAN FRANCISCO, NOVEMBER 2, 1868. The above table shows that the real estate transactions of September exceeded those of last month (October) by 16 in number, and \$293,693 in amount. The falling off is chiefly accounted for by the fact that real estate taxes were payable in October. Buyers always hold off until these are paid, and thus purchase so much cheaper. When these taxes become due, hardly a sale is closed without a dispute between the contracting parties as to whose duly it is to pay them. In many cases these disputes wax so warm that sales are broken up by them. Several instances of this kind came to our knowledge last month. The buyer held that it was clearly the duty of the seller to pay the taxes due, while the latter was just as clearly of opinion that it was the duty of the larger to pay. The just rule is, that when real estate taxes are officially declared due and payable, they become a lien upon the property. A seller is not doing his duty—giving a clear title to a buyer-if he does not remove this lien by paying the taxes. Except in cases where a special bargain to the contrary is made, it is always the duty of the seller to pay the taxes, if they had

been declared due previous to the closing of the bargain for sale. Upon the day of the earthquake, and for two days succeeding t, the real estate business, like every other one, was almost at a stand-still. These three days' dullness of course had something to do with the small reduction which the figures of last month show. It would probably be useless for us simply to tell many skeptical. persons that no falling off has taken place in the number and value of real estate sales since the earthquake, and this being the case, we shall put the uniter beyond dispute by giving from the Recorder's books the number of deeds which have been recorded each-day since the shock, with the amount to which they

loof ab ()	-			-				
Thursday,	Oct.	9.)		32	deeds	recorded,	value	\$187,460
Friday,	8.4	23		19	4.4	1.6	6.6	57,098
- Saturday,	8.4 -0	21.		28	4.4			76,050
Monday.	64 "	26	75		4.4	44	5.6	131,543
Tuesday,	4.4	27		28		44	44	~75:952
Wednesday	4.4	38		25	44	44	- 11	52,957
Thursday,	11	20		11	-11	6.6	4.6	18,661
Priday.	-44-	(11)		43 T				88,013
Saturday,	6.4	31		23	9.6 -	9.6	E 6	224,772
			_		*	. 2		
Total				213			•	\$913,108

The real estate sales made in September last came to 632 in ber, and to \$2.805.395 in amount. This was practically the largest month's transactions ever effected in San Francisco. There were, omitting four Sundays, twenty-six sale days in Sepember. . Dividing the total sales made and amount which changed hands in that month by twenty-six, we find that there was an average of twenty-four sales made upon each day of September, and that the total value of each day's transactions averaged \$107,899. Each of the nine day's sales since the earthquake averaged 24 in number and \$101,456 in amount. Thus the was the same as in the exceedingly active month of Sepaverage number of each day's transactions since the earthquake tember, while the average reduction in value of the daily sales since the shock was so small as to be unworthy of notice. These simple facts tell their own tale, and neither require comment or bolstering. The proximity of the presidential election, and local political disturbances growing out of it, have also had a depressing effect upon real estate movements.

Less real estate is being offered for sale at present than at any period during the past twelve months. Buyer's are more plenty

than sellers. The general features of the real estate market are unchanged since we commented upon them last mouth. Property upon made ground is not asked for, but all other lots are in active de-

The Calvary Church Sale--Unfounded Rumors.

A statement appeared in print a few days ago that Mr. F. S Wensinger had thrown up his purchase of the Calvary Church property on Bush street, because of the earthquake. There was no truth in this rumor. Mr. Wensinger paid a deposit on the 23d of August to the trustees of the church. An examination of the title proved that there was an outstanding shadow against it, owned by Mrs. Volney E. Howard, who is in the southern part of the State. The trustees could not get this title, but Mr. Wm. C. Ralston obtained it for the church upon paying the holder \$1,000. When it was obtained Mr. Wensinger completed his purchase. After the trustees failed to get the outstanding title, Mr. Wensinger was going to, as he had a perfect right to, throw up the sale and get back his deposit. But he waited until a fresh, and as it proved, sneeessful effort was made to make the title perfect. Mr. Wensinger is an old operator in real estate here, and up to the present has not been scared of making purchases because of earthquakes.

MORTGAGES AND RELEASES.

Table showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of October, 1868.

By whom taken or released.		RTGAGES.	- RELEASES		
The second secon	No.	"Amount.	No.	Amount.	
Private Individuals	83	\$349,104	67	\$159,100	
Hibernia Sav. and Loan Society	65	169,000	12	85,702	
Clay St. do. do.	36	126,900	13	28,177	
do.	1	40,000			
acrimina du	15	24,100	- 2	3,000	
Odd Fellows do.	8	61,750	-		
Building and Loan Society	27	26,950	15	13,275	
San Francisco Savings Union	14	25,200	8	12,730	
rreman's Fund Insurance Co	1	10,000	1	15,000	
Occidental do	2	2,700	2	875	
Pacific do.	2	126,000	1	3 500	
Union — do.	1	40,000	2	18,000	
California do.				5 20,000	
City Bank of S. L. and Discount	8	8,050			
California Trust Co					
	263	\$1,009,754	123	\$339,359	

The causes mentioned in THE CIRCULAR of September, continued to operate in October in keeping the figures of the mortgages large and those of the releases small. After deducting the amount of the releases from the amount of the mortgages, it will generally be found that the latter bear a proportion of about one in four to the sales; that is, three dollars in cash are paid for each dollar which is left unpaid and secured by mortgage. This is a good showing. Few merchants in any business, here or elsewhere, come as near to transacting a cash business.

The mortgages of September exceeded the releases by 114 in number and \$753,010 in amount: Last month the mortgages were ahead by 140 in number, but by only \$670,395 in amount. Never in the history of this city has money for building purposes been in such active demand as at present. Those who are going into debt with this object in view, are taking little risk, for houses frequently rent now before they are finished. One of the best uses to which borrowed or other money can now be put is the erection of dwellings for our increasing population.

Tide Land Commission.

The Tide Land Survey has been extended beyond Hunter's Point, and the surveyor is now upon the last section, on the south. reaching to the San Mateo County line. The twenty-four. feet line will be about one nile from shore, and the area embraced within the survey south of Hunter's Point is about twenty-four hundred acres. The first section of the survey, extending from the foot of Second street to the Potrero, is completed and sub-divided into blocks and lots. The lots are numbered upon a map which can be seen at the Tide Land Office. Those desirous of taking advantage of the fifth section of the law, as prior purchasers, must file their claims soon. The engineer is busily engaged in drafting the second section, which will be finished in about two weeks. At some time between the first and tenth of November, the Commissioners will meet to determine who are bona fide holders under the law. After that matter, is disposed of, the lines of the railroad locations will be defined by the railroad companies, and announced to the public.

After Cheap Property.

The day after the earthquake several persons started out to purchase real estate, expecting there would be so many excited sellers that they could buy at any price they offered. Much to their surprise, however, they found that there was no abatement in prices. At last accounts they had been in San Jose, but were not accommodated there either. They will keep traveling around the Bay, until Oakland is reached. Probably, between the earthquake and the late falling off in demand for Oakland lots, they will be able to purchase neross the Buy, at prices to suit their views.

One of its Effects.

The late earthquake will have the effect of keeping us from erecting four and five story buildings, especially along the water front on made ground; consequently business men there will require a greater extent of land to accommodate their trade. This will cause land to be in greater demand, and consequently will make prices higher.

Startling If True.

A report prevails that one of the hundred and one curbstone real estate brokers which the city contains, was so pressed with business last month that his hat could-no-longer hold his office, and he was consequently compelled to use the pocket which contained his "other shirt." If this news is true, it is a proof that there are many profitable openings in the ranks of the sidewalkers, which should be filled immediately by those who can neither earn or sponge a living at anything else.

Bogus Sales.

We were compelled last month to omit a large number of sales from our lists, because we knew them to be either altogether bogus, or for the reason that much larger considerations were inserted in the deeds than we knew were paid.' Perhaps the most difficult of the many difficult duties connected with the publication of a real estate paper, is that of separating bona fide sales from entirely or partially bogus ones.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM SEPTEMBER 26th to OCTOBER 25th, 1868, INCLUSIVE

dolly is not to get them I deprome to be a

26th to OCTOBER 25th, 1868, INCLUSIVE	
[Note.—In about three cases out of every five there are hou the property sold.—The precise location of each lot is given, so if desirous of learning the value of improvements can do so by a tion. None but bona fide sales are given.]	ses_upon
North of Market Street,	
East side Davis, 68% feet north of California, north 22 11-12x9133	-
East side Montgomery, 1123; feet south of Daging goods attached	7,800
Southwest corner Montgomery and Valleio, court 4516-1071	9,500 2,350
Southwest corner Dupont and Union South 30%55 to 10 15 3 x 137 15.	38,000 5,800
East side Dupont, 107 feet south of Green, south 30 \(\frac{1}{2} \) x68\(\frac{1}{2}\). East side Dupont, 92\(\frac{1}{2}\) feet north of Greenwich, north 22 11-12x	9,000
Southwest corner Stockton and Pacific south 50 51, 19779 1	700 1,850 T
West side Mason, 69 feet north of Filbert north course	30,000
East side Taylor, 69 feet north of Sacramento, north 24x125	1,800 5,700
114 7-12, with L on north 99-11-12 by cost 39-11-12x	4,000
Northwest corner Taylor and Lowis that ween Could be	- 7,000 3,000
for	• [-]
June, 1867, for \$2.880, and in December for \$2 505	5,500
West side Jones 43 feet north of O'Farmoll 2007	5,500 3,150
East side Hyde, 110 feet south of Valleio south 20x68.	650
on rear, on the north 46 % x44. Northeast corner Hyde and Tyler, north 68 % x82 %, sold in September last for \$5,600, now sold for.	1,500
East side Larkin, 10 feet north of Green, north 20x88; also east	-7,000 1,875
uary 1867 for \$750, now sold for	3,425
June 1867 for \$4 400 in Sentember last for 34 30, sold in	1,100
sold for	. 4,800
street orth side Filbert, 9114 feet east of Taylor, east 23x120, to rear — estreet	9,000
ortheast corner Union and Kearny, cast 27 lever 1	5,500 1,800
alley adjoining on west	1,000
orth side Green, 136 11-12 feet west of Dupont west 10 1	1,000 200
orth side Broadway, 127% feet east of Hyde, 20x60	5,000 2,800
March last for \$3 500	700
UTIM BIGG FRCKSON, CASE OF LEAVENWAPTH GOEF ONLy-no.	4,500 3,000
82 1/4; sold July last for \$3,900; August 17th for \$4,000; now_	0-
for	4,100
nth side Clay 68% feet east of Stockton, west 1943x6834	1,600
September 24th for \$13,200; now sold for. uth side Clay, 93% feet west of Pike, west 30x103, sold February, '67, for \$10,000, now sold for."	14,700

Southeast corner main and narrison, 50-vara, less lot 20x60 on	
Harrison, 107% feet east of Main	40,000
South of Market and East of Ninth.	.,
Northwest comes Pinet and Police and Police of Mines.	
Northwest corner First and Folsom, north 48x75 West side First, 50 feet north Guy place, north 20x70, sold Novem-	23,000
ber, 1867, for \$3,165, now resold for.	5,000
West side First, 90 feet somen of Howard south payer	6,500
Northwest corner First and Howard, north 25x80, sold April last	-1
for \$18,000, now sold for.	23,000
East side First, 1831/4 feet north of Mission, north 45 10-12x1371/4.	23,000
East side Second, 275 feet south of Harrison, south 50% x125	16,000
West side Second, 75 feet north of Townsend, north 25x80.	6,000
West side Second, 175 feet south of Townsend, south 35x90	9,000
East side Third, 125 feet north of Townsend, north 150x100	50,000
West side Third, 70 feet north of Brannan, north 48x160, to Hunt,	
with lot adjoining on Hunt 24x70, sold July 15th for \$19,900,	
now sold for	25,900
West, side Third, 118 feet north of Brannan, north 24x90, sold	
August last for \$8,000, now sold for.	9,000
Northwest corner Fourth and Jessie, north 25x75.	21,000
West side Fifth, 30 feet north of Natoma, north 25x75	3,000
West side Sixth, 105 feet south of Howard, south 20x80	8,000
Undivided & east side Seventh, 105 feet south of Howard, south	
25x90; also, south side Minna, 450 feet west of Third, west	
Southeast corner Seventh and Cleveland (between Folsom and	3,000 -
Harrison) couth of weet and July 00 105 6 were and	-
Harrison), south 25x75, sold July 22, '67, for \$5,000, now	
resold for	10,000
	8,000
West side Eighth, 80 feet south of Market, south 25x55	5,000
East side Ninth, 150 feet north of Harrison, north 25x100	1,800
Northeast corner Ninth and Mission, north 75x821/2, sold Septem-	2,000
	1 000
Our semina Strional How Bold for	4,000

North side Mission, 157% feet west of Second, west 40x80.....

Northwest corner Mission and Jane, (bet. 2d and 3d), west 48% x60

North side Mission, 155 feet west of Sixth, west 25x85, sold July

South side Folsom, 200 feet east of Ninth, east 25x90, sold March,

South side Harrison, 275 feet west of Sixth, west 50x75.....

South side Mission, 4121/2 feet east of Fifth, east 25x80

South side Folsom, 300 feet east of Sixth, east 25x85...

68, for \$1,900, now sold for.....

South side Mission, 313% feet west of 4th, west 68% x160 to Minna 24,000

August 10, 1867, for \$1,850, house and lot now sold for.....

3,600

South side Beyant, 80 feet west of Fourth, west 20x85, lot sold January, '67, for \$1,200, house and lot now resold for....ath side Brannan, 390 feet west of Fourth, west 25x120, sold May last for \$2,450, now resold for ... South side Brannan, 350 feet west of Fourth, west 25x120. North side Branuan, 130 feet east of Seventh, east-30x80, sold April last for \$2,000, now sold for South side Townsend, 275 feet west of Fifth, west 683 x120.... Mission Addition and Beyond. North side Fourteenth, 2391; feet east of Howard, east 6820, north North side Sixteenth, 172 feet west of Valencia, west 20x100.... North sido Sixteenth, 243 feet east of Dolores, cast 36x99. North side Sixteenth, 125 feet west of Sanchez, west 25, north 113, northeast 32 10 \(\frac{1}{2}\), south 134... Northwest corner Seventeenth and Folsom, west 245x140... South side Seventeenth, 100 feet east of Sanchez, east 50x204 and North side Seventeenth, west of Castro, west 74x260. Southeast corner Eighteenth and Douglas, east 250 feet to Eureka Southeast corner Eighteenth and Douglas, east 125x75, half of lot North side Twenty-first, 175 feet east of Guerrero, east 25x115.... North side Twenty-first, 100 feet cast of Guerrero, cast 25x115. Northeast corner Twenty-second and Capp, cast 32%, north 120 west to Capp, south 117 15. Southwest corner , Twenty-second and Church, west 250 feet to Vicksburg by 130, sold April last for \$3,500, now resold for. onthwest corner Twenty-third and York, west 25x104 Northwest corner Twenty-fourth and Shotwell, west 55x90;. Northeast corner Twenty-fourth and Columbia, east 25x104. Southwest corner Twenty-fourth and Vicksburg, west 100x2022, with lot north side Jersey, 100 feet west Vicksburg, 25x114. South side Twenty-fourth, 100 feet west of Yicksburg, west 25x114 North side Twenty-lifth, 50 feet east of Harrison, cast 75x10t.... South side Twenty-fifth, 160 feet west of Castro, west 80x228 to North side Twenty-fifth; 80 feet east of Castro, east 30x114 North side Twenty-fifth, 160 feet east of Diamond, east 80x114... North side Twenty-fifth, 110 feet west of Diamond, west 50x114... Undivided % northwest corner Twenty-sixth and Pair Oaks, north 35x125; also west side Fair Oaks, 35 feet north of Twenty North side Twenty-sixth, 80 feet east of Castro, east 50x114.... North side Army, 80 feet west of Diamond, west 80x114.... Southwest corner Valencia and Sixteenth, south 92x88, subject to East side Valencia, 150 feet south of Sixteenth, south 23x70.

Northeast corner Valencia and Twenty-fourth, north 123, northeast about 125, south about 180, west 117 \(\) West side Guerrero, 340 feet of Fifteenth, west-13136, north 43, thence east 140, south 40 West side Guerrero, 114 feet south of Nineteenth, south 28x100, sold April 17th, 1857, for \$560, now sold for... East side Dolores, 25 feet south of Seventeenth, south 25x100, sold February 17, last for \$600; April 9th for \$775, now resold for Southeast corner Dolores and Seventeenth, south 25x100, sold February 28th, 1867, for \$1,200, now resold for West side Dolores, 182 feet south of Twenty-second, south 26x125, sold in April, '67, for \$400, now sold for... West side Polores, 78 feet north of Twenty-second, north 26x125... East side Church, 26 feet south of Twenty-second, south 26x125. East side Nec, 40% feet south of Market, south 50x100; also south

side Sixteenth, 460 feet south of Sanchez, west 85%, southwest 19 %, south 4034, east 100, north 50; Sixteenth street lot sold in May, '67, for \$1,000; Noe street lot sold October 4th, '67, for \$900; both lots now sold for Northwest corner Noe and Elizabeth, north 228 to 23d by 125... same as last described, resold for . . Southwest corner Castro and Elizabeth, south 114x160, (corner 14 sold March 24th for \$600). South side Mission, 2021, feet west of Ninth, west 30x100, with I in rear on Washington avenue, 10x28¹3.

West side Mission, 80 feet south of Twenty-second, south 40x125, sold February, '67, for \$1,500, now resold for Northwest side Folsom, 71 1/2 feet northeast of Twelfth, northeast 1001, northwest 250 , southwest 1517, southeast 252 %... Southwest corner Folsom and Nineteenth, south 35x95 :.. Southwest corner Folsom and Twenty-first, south 95x90. East side Folsom, 200 feet north of Twenty third, north 60x12214. North side Harrison, 55 feet east of Tenth, cast 25x95, sold Sept. '67, for \$800; May, '68, for \$1,175, now resold for. Northwest corner Potrero avenue and Twenty-third street, north East side Alabama, 220 feet south of Twenty-lifth, south 80x100... West side Alabama, 100 feet south of Twenty-fifth, south 40x100... West side Shotwell, 125 feet north of Twentieth, north 90x122 % West side Shotwell, 65 feet north of Twenty-second, north 50x122 % East side Shotwell, 237 feet south of Twenty-second, south 23x12216 Vest side Shotwell, 65 feet north of Twenty-sixth, north 65x115.

West side Shotwell, 65 feet north of Twenty-second, north 50x122 1/2
East side Shotwell, 237 feet south of Twenty-second, south 23x122 1/2
West side Shotwell, 65 feet north of Twenty-second, south 23x122 1/2
West side Fair Oaks, 61 feet south of Twenty-second, south 30 1/2
West side Fair Oaks, 61 1/2 feet south of Twenty-second, south 30 1/2
x117 1/2, to alley 1.
West side Fair Oaks, 153 feet south of Twenty-third, south 31x117 1/2
to alley 1.
West side Fair Oaks, 246 feet south of Twenty-third, south 30x117 1/2
to alley 1.

West side Fair Oaks, 274 feet north of Twenty-fourth, north 62x 117 1/2, to alley 2.
East side Chattanooga, 286 feet south of Twenty-first, south 26x125
West side Chattanooga, 286 feet north of Twenty-second, north 52x125. 1,
East side Vicksburg, 90 feet south of Twenty-third, south 40x117 1/2

**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twenty-third, south 40x117 1/2
**West onto Twe

West side Larkin, 96 feet south of Tyler, south 24x87½, sold May last for \$1,800, now sold for.......

last for \$1,800, now sold—fer.

Northeast corner Polk and Pine, north 50x62½, (part of lot 75x62½ which was sold in October, '67, for \$5,000).

Southeast corner Van Ness avenue and Eddy street, north 120x 127½x75.

Northwest corner Van Ness avenue and Eddy street, north 120x 109¾; sold March, '67, for \$5,650; January, '68, for \$7,350; February 11th for \$8,000, now resold for.

West side Van Ness avenue, 60 feet north of Grove street, north 30 x109, sold July last for \$3,500, now resold for.

Southeast corner Franklin and Clay, 50-vara, sold Jan'y, 1868, for \$5,250, now resold for.

Northwest corner Gough and California, north 132¾x275; also, southwest corner Gough and Sacramento, south 132¾x275, four 50-varas in all in block 161; entire block sold January

Northeast corner Devisadero and Greenwich, Chestmit and Francisco 20, east corner Devisadero and Lombard, by an average deptheast of 169 ½ feet; sold March 20th for \$4,000, now resold for.

East side Lyon, 82 ½ feet south of Sutter, south 270 x110; sold April last for \$400, now sold for.

South side Chestnut, 68 ½ feet east of Polk, cast 68 ½ x137 ½.

Block 415, bounded by Lombard, Chestnut, Pierce and Scott; also easterly portion of block 473, bounded by Lombard, Chest.

North side Greenwich, 137½ feet west of Buchanan, 50-vara....
Northwest corner Greenwich and Devisadero, west 122½x78...
North side Filbert, 162½ feet west of Łarkin, west 25x137½....

Southwest corner Union and Devisadero, west 275x137½.

South side Vallejo, 30½ feet east of Fillmore, east 107½, south

137½, west 123, northeast 137½.

Southeast corner Vallejo and -Webster, 50-vara.

Block 321, bounded by Vallejo, Grsen, Webster and Fillmore.

Northeast corner Broadway and Buchanan, west 412½ to Webster,

by 137½; ½ block 265.

¼ interest south side Clay, 131¾ feet west of Larkin, west 75x128

Block 238, bounded by Clay, Washington, Laguna and Buchanan,

(opposite Lafayette Square).

South side Sacramento, 212½ feet west of Larkin, west 30x118, sold

September dast for \$1,625, now resold for

North side Sacramento, 125 feet east of Van Ness av., east 49x127¾

Southwest corner California and Fillmore, west 103¼x137½.

South side California, 110 feet east of Broderick, east 55x137½.

1,000
1,000
2,500
2,500
2,500
North side Sacramento, 125 feet east of Van Noss av., east 49x1273
Southwest corner California and Fillmore, west 103 \(\frac{1}{3}\)ix 137 \(\frac{1}{6}\).
Southwest corner California and Fillmore, west 103 \(\frac{1}{3}\)ix 137 \(\frac{1}{6}\).
South side California and Fillmore, west 103 \(\frac{1}{3}\)ix 137 \(\frac{1}{6}\).
South side Bush, 164 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
South side Bush, 164 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
South side Bush, 164 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
South side Bush, 164 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
South side Post, 145 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
South side Post, 145 \(\frac{1}{6}\) feet west of Van Ness av. west 27 \(\frac{1}{6}\)x 120.
Southwest corner Post and Broderick, 50-vara; sold August last for \$7,300; now resold for.
North side Post, 137 \(\frac{1}{6}\) feet west of Gongh, west 137 \(\frac{1}{6}\)x 120.
North side Post, 104 \(\frac{1}{6}\) feet west of Octavia, west 25 \(\frac{1}{6}\)x 120.
Southeast corner Post and Webster, 50-vara
North side Post, 104 \(\frac{1}{6}\) feet west of Larkin, west 30x60.
North side teary, 80 \(\frac{1}{6}\) feet west of Larkin, west 30x60.

North side Post, 2034, feet west of Octavia, west $257_8 \times 120$.

South side Post, 104 feet east of Laguna, east $257_8 \times 120$.

Southeast corner Post and Webster, 50-vara.

North side Ceary, 80 feet west of Larkin, west 30×60 .

North side Geary, 77 1-12 feet east of Laguna, east $257_8 \times 120$.

South side Geary, 137 ½ feet west of Laguna, east $257_8 \times 120$.

South side Geary, 150½ feet west of Laguna, west 137 ½ \text{x}120.

South side Geary, 150½ feet west of Scott, west 162\text{x}137½.

South side Geary, 150½ feet west of Scott, west 40\text{x}137½, part of bot last described.

South side CFarrell, 206½ feet east of Fillmore, east 45×120 .

North side Ellis, 136½ feet east of Van Ness av. east $275_8 \times 120$.

North side Ellis, 136½ feet west of Franklin, west $825_8 \times 120$; sold Sept., '67, for \$2,700\tau\$ in Feb'y, '68, for \$2,350 on second

137 ½; sold August 4th, 'c8, for \$12,600...

Southeast corner Tyler and Fillmore, 50-vara.

Southeast corner Tyler and Fillmore, 50-vara.

Southeast corner McAllister and Octavia, east 75x137 ½.

South side McAllister, 75-east of Octavia, east 50x137 ½.

South side Haves, 55 feet east of Laguna, east 27 ½x120.

South side Fell, 103 ½, feet west of Van Ness 8v., west 41 ½x120.

Northeast corner Page and Franklin, east 51x100; sold August 6th

North side Natoma, 125 feet west of Seventh, west 25x75; also, north side Natoma; 250 feet west of Seventh, west 25x75... 3,400
Lets 336, 339, and south portion lot 33s, Precita Valley Lands... 3,500
Undivided 51 acres Harper Banch! 19,125
East side Hawtherne, 240 feet south of Folsom, 29x112%; also that

East side Mawtherne, 240 feet south of Folsom, 29x1123; also that other portion adjoining the southwest corner 100-vara 41 now in possession of first party.

Lots 3 and 9,-block J, Railroad Homestead...

South side Louisa, 34236 feet east of 4th, east 20x69.

Lots 14 and 15, block 288, South San Francisco.

10 acres, commencing with 413, 2 east 18,90 chains from southwest corner section 6. Tr. 9 S. B. 5 west, work 100.

Lots 14 and 15, block 288, South San Francisco.

10 acres, commencing with 41% of east 18,90 chains from south—

West corner section 6, T. 2, S. B. 5 west ; north 4:10 chains;

cast 16.65 chains; south 7:00 chains; north 77% west 17:10

chains.

Lot 6, block 4. West End map

Lot 27, block 541, California Homestead

Lots 10 and 11, block 290, O'Neil & Haley tract

Lot 37, block 139, Central Park Homestead

Lot 8, block 425, South San Francisco

North side Nature 150 foot acres of Nicola

North side: Natoma, 150 feet east of Ninth, east 25x75. 1,075

East side: Oak Grove av., 200 feet north of Bryant st., north 25x112 1,625

West ½ of lot 5, block C, Eureka Homestead. 1,625

Lot 1316 to 1335, inclusive; also lots 1346 to 1365, inclusive, Gift map 4. 3,500

North side: Everett, 150 feet south of Third, south 25x80. 6,700

Lot 6, block 10, Fairmount tract. 400

Northeast side: Fifth avenue, 150 feet northwest of Ast., northwest

Southwest side Fifth avenue, 125 feet southeast of B st., southeast

25x100, S. S. F. H. A.

Lot 79, block 220, Central Park Homestead.

Lot 4, block 55, University Mound survey.

Lot 17, block 24-Fairmount.

Lots 15 and 16, block 7, University Mound survey.

Lot 15, block 12, West End map 2.

South side Clementina, 200 feet west of 8th, west 25x75.

North side Tehama, 250 feet cast of 6th, east 25x75.

Lots 236 and 238, Gift map 3.

West side Bowdoin, 150 feet south of Henry, south 100x120, University Mound survey.

North side Minna, 50 feet south of Julia, south 40x80.

East side Chattaneoga, 203 feet south of Twenty-first, south 26x125
South side Eva. 11215 feet west of Howard, west 25x75.

South side Welch, 210 feet east of Fourth, east 20x80.

Lot 206, block 186, Central Park Homestead.

7,00

328

30 acres Bradshaw tract, Potrero
Lot 11, block F, Railroad Tomestead.
Lot 11, block R, Eureka Homestead.
North side Fifth avenue, 86 feet south of Harrison st., south 25x75
Lot 9, block 290, O'Neil & Haley tract
East side Yicksburg, 90 feet south of Twenty-third, south 40x117½
550
Lot 5, block 291, O'Neil & Haley tract
South ½ lot 2, block N, Eureka Homestead.
South ½ lot 2, block N, Eureka Homestead.
East side Harrisord, 75 feet south of Eighteenth, south 50x125.
Lot 315 to 318 inclusive; Precita Valley.
South side Elizabeth, 100 feet west of Church, West 25x114.
Lot 4, block 312, Golden City Homestead.
500
Lot 4, block 312, Golden City Homestead.
500

Lots 25 and 26 West End Homestead
Lots 1578 and 1579 and undivided ½ of 1580, Gift map 3
Lot 21, block 28, Fairmount Homestead
West side Ritch, 75 fect south of Brannan, south 25x78½
Lots 3 and 4, block R, Rallroad Homestead
East side Stanford, 181½ fect south of Brannan, south 25x70
Lot 32, Cosmopolitan Homestead
North side Clipper, 240 fect west of Diamond, west 80x114
Lot 4, block X, Railroad Homestead
Lot 16, block 366, South San Francisco
Lot 128, Academy tract
Lot 3, block 8, San Mignel City
Lot 44, fourth purchase S. F. Homestead Union

South side Minna, 197% feet east of Seventh, east 25x80.

Lot 47, block 166, Central Park Homestead.

Lots 7 and 8, block 10, West End map 1

Lot 8, block 268, South San Francisco.

Lots 2 and 3, block 112, and lots 14, 15, and 16, block 243, South San Francisco.

West side Russ, 160 feet south of Howard, bouth 25x100.

Lot 8, block 280, Mutual Homestead.

Lot 11, block 403, South San Francisco.

North side Tehama, 225 feet cast of Sixth, cast 25x75..... Lot 11, block 403, South San Francisco.... East side Sherman, 112 feet north of Ninetcenth, north 37x125, Eureka Homestead.... North side Minna, 80 feet west of Eighth, west 50x50...

Lot 5, block D, Raifroad Homestead

Lots 15 and 16, block 435, Sonth San Francisco

Lots 15 to 18, block 26, Fairmount tract; also, lots 39, 42, Fairmount Homestead.

The Earthquake and Reat Estate.

The earthquake with its scares and panies is now one of the things that were. Since it occurred, hundreds of property owners have been auxiously watching to see what effect i would have upon our real estate. While many persons prophe sied death and disaster to the city generally, few thought that the bad effect of the visitation would be anything but temporary on the value of real estate. But events have proved that it did not have a depressing effect upon property for even a day. Diligent enquiry-among others, and our own observation, revealed not one solitary person who wished to sell any of his real estate, on the day of the earthquake, or since, at anything below the highest ruling rate. At twelve o'clock on that day, while the lesser shocks were still being felt, Messrs. Dore & Co., held an nuction sale, at which the bidding was spirited and the prices-obtained fully up to the average. Everybody expected to see this sale postponed, and when it was not no one thought that the auctioneer would have any bidders, but the latter were on hand as

The late shock will undoubtedly have the effect of keeping the prices of lots upon made ground-(city slip, water lots and South Beach property) stationary, if it does not actually make them retrograde. Only the best built and unchored houses are safe upon made ground, in such an earthquake as that of the 21st ult. Such buildings cost so much that tenants generally will not pay a cental that would yield the owner a fair income, and as long as this is true, owners who build to rent will not, unless compelled to, erect the best structures. But there is a prejudice agninst brick buildings upon made ground, even when they are built in the best manner, and this being the case, it-seems hardly possible that a fall in the prices of lots upon such ground, can be avoided. Previously to the late shake-up it was fully expected that the most bustling portion of the water front would be located east of First and south of Brannan street. But, if we do not forget the warning given us by the late visitation, the locality named must tose its supremacy. Heavy brick buildings are not safe upon made ground, and heavy warchouses are necessary to commerce. Such warehouses in future must not senture any nearer to the water than solid ground will allow them to go. The erection of large brick building upon swamps that have only a covering of three to ten feet of saml or mould. must be stopped. Land just inside of the high water mark willcertainly advance in price. Lots for residence purposes, all over the city, but especially on the outskirts and on rising ground, will receive an impetus in price, because many of those who have heretofore lived with their families in brick hotels, and in houses where furnished rooms are kept, will now purchase land and erect frame homesteads for their own occupancy upon them. Hotel keepers (a small class) will suffer by this change, but tradesmen_generally and the real estate business will be greatly benefitted. Children, too, will undoubtedly be better brought up in their parents' homes than they possibly can be in the unhealthy atmosphere and associations of hotels.

To sum up: neither the real estate nor any other great interest of the city has suffered by the earthquake, while the warning it has given us almost ensures us against future disasters from the partial falling of outside ornaments and badly constructed walls. We have seen that our weakness lies in erecting large and slight brick buildings upon made ground; we have been taught to dispense with heavy outside ornamentation, which however desirable for show, must give way to necessity and the safety of human life; and finally, we think we may safely say that since we have not, during our twenty years occupation of California, had any dangerous shock of earthquake, we have pretty reliable proof that our State does not lie within the region of dangerous internal disturbance. We received a great seare, but a close examination shows that we were very little hurt.

of daugerous infernal disturbance. We received a great seare, but a close examination shows that we were very little burt. Our duty has been under plain for us by the late shock. We have been shown how to put our houses in order for commotions of the earth. The great danger now is that, in our notoriously careless fishion, we will again let things take their oldway. Many private builders will take the old chances again, by erecting slender edifices, with henvy gingerbrend-ornaments and parapet walls, and our local authorities will calmly listen to newspaper profests and appeals and pay no attention to them. Only three years clapsed between the heavy shock of 1855 and the late one. If we neglect precantions which have been so strongly urged upon us, we may feel reasonably certain that the day of reckoning for such neglect is not more than a very few years distant, and, what adds to its terror, it always comes upon us like a thick

Night School Wanted.

A few days ago, one of the so called real estate agents, who advertise in haming style, wanted to know if Park (or 24th) street was anywhere near Sixteenth street. Another of the same class lately asked where the City Gardens were. There are now in this city many butchers, comblers, country bumpkins and broken-down adventurers, who pretend to be engaged in the real estate business, but who know nothing whatever about even the simplest matters connected with it. If an owner takes a lot to them, they cannot tell him whether he should get \$500 or \$5000 for it. In view of the ignorance of these parties, we would suggest the establishment of a night school, in which the lessons taught should be the names and locations of our streets-where the Western and Mission Additions begin and end, and a dozen other points, upon which those who know anything at all about city property are posted. The parties maned make up by a river of talk and by a plentiful stock of impudence, what they so notably lack in knowledge.

Earthquakes and their Effect upon Cities.

The issue of THE CHECULAR for May, 1867, contained an article which represented our views, and gave historical illustrations of earthquakes and their effect upon cities. The subject has so much interest just now, that we probably can not do before than reproduce the article, as it originally appeared. This we

" As earthquakes are one of the phenomena of nature, the existence of which we are occasionally made to feel, and as many old ladies of the male sex have often allowed their foolish fears to take the form of prophesies, that San Francisco would some time or other he totally destroyed by one, (which would result, they say, in the place that now knows it as a great commercial emporium knowing it no more,) it may be well to upset such theories by facts drawn from the history of cities that have been almost entirely destroyed by earthquakes, either in our own or past times. Lima, Lisbon, Santingo, Manila several towns in the West India Islands, and several in the Molnecas or Spice Islands, with many others not now in our recollection, have been visited by most destructive earthquakes, which occasioned great loss of life and property. Yet, terrible as these visitations were, not one of them had the effect of permanently driving away population or trade, or of preventing buildings going up on old sites, as before; and this, too, in the face of the fact, that many of these towns are still constantly threatened with return visits from the calamity that previously overtook them.

Even, therefore, if San Francisco was visited by a calamitous earthquake, its progressive career as a city would be but temporarily interrupted, undthough real estate and other values might suffer from an immediate panic, they would quickly recover again.

Borrowers and Loan Societies.

There are eight savings and loan societies in this city. Some of them have been incorporated over twelve years. The average period of the existence of each is about seven years. During this time the whole of them have not foreclosed upon borrowers in more than about two dozen instances, while the one which holds the largest amount of deposits—the Hibernia Savings and Loan Society—lms never yet foreclosed a mortgage. The above facts show that delinquent borrowers are in more danger of having their mortgages foreclosed in dealing with private persons than when they borrow from societies. The latter seek only to have the monthly rate of interest paid, so that their depositors may receive the regular dividends. Payment of a mortgage at maturity is not enforced, unless the value of the property held as security is depreciating, which is not the case in one instance out of fifty. In the ense of private lenders, however, it frequenty happens that if the borrower does not pay his note at maturity, they will give him no grace, though he should double the rate of inferest he has been paying them: They see a chance to foreclose upon and get possession of the property at one-half to two-thirds its value, and they hasten to take full benefit of the mean advantage which the borrower's inability to pay up gives them. Many private money-lenders here used to follow the business, not so much for the rate of interest which borrowers paid thent, as for that which was much more profitable, the chance of foreclosing upon and getting possession of the property. In nearly every case here a borrower can get money cheaper, and with as little expense, from a loan society as from a private individual, with much less chance against him, too, as we have shown, of and foreclosure, should he be unable to pay the principal of his oan. Few private individuals, either, will take the trouble to receive a loan back in monthly instalments, as the societies do. This feature of the latter is one of the most desirable and useful accommodations which can be granted to borrowers, especially to those who seek small sums.

A New Street Rallroad,

Clay Street Hill, as it is called, extending from California to Pacific street, and from Powell to Taylor, is one of the most desirable sections of the city for residences. The view from it is magnificent, and the aspect is a sunny one in the morning. The great drawback lies in the hill itself, which is too steep for ladies generally, or for invalids to climb. Those who live there have no way of being carried to their residences unless they keep a carriage of their own. The hill, it was thought, would always preclude the building of a street railroad. But there is a good prospect that we are now about to have one there. The last Legislature granted a franchise for a railroad which is to run up along the side of, and over the hill named. The starting point of the road will be at the corner of Jackson and Montgomery streets; thence along Jackson to Powell; along Powell to California; along California to Taylor; along Taylor to Pacific; along Pacific to Lenvenworth; along Leavenworth to Vallejo; along Vallejo to Hyde; along Hyde to Union; along Union to Larkin; along Larkin in the direction of the Pioneer Woolen Mills. The chief subscribers to this road are J. P. Manrow, Lloyd Tevis, W. B. Bourn, J. B. Thomas, Dr. Merritt, and Chas-D, Carter. Subscriptions are now being received. The success in this direction has already been very fair, and if it continues for a short time longer the stock will all be taken and work upon the road commenced. When this road is built, a rapid increase in the price of real estate on the hill and beyond may be looked for. -

Earthquake Rates.

Earthquake rates, when applied to real estate, mean twenty-five per cent, higher prices than those which prevailed previous to the late shake-up. It is a fact that real estate prices are now higher than ever. This is especially true of outside property. Many persons who have resided in hotels and brick buildings heretofore, will now buy land and build frame houses of their

Falls on the Right Shoulders.

The effects of famine, pestilence, floods, etc., generally fall most heavily upon the poor, who are least able to bear them. The disastrous effects of the earthquake, however, fell upon the broad shoulders of the rich. Nearly all the injury done to buildings occurred in the lower portion of the city. All the owners of such property are rich, and the cost of repairs will be easily met by them. To make these repairs too, will give profitable employment to the comparatively poor—the working classes.

Building in San Francisco.

Never in the history of San Francisco were houses of all kinds so scarce as they now are. Especially is this true of houses of six to eight rooms, worth \$10 to \$60 per month. There is no reason for the scarcity named, either. We have yet probably two thousand vacant building lots inside of Larkin and Ninth streets, not to speak at all of the yet comparatively unoccupied ground beyond the two streets named. If three hundred honses, of five to eight rooms, each suitable for families of the middle class, were erected within the next sixty days in convenient localities, we feel satisfied that they would all rent well within one month after their completion. Some time ago we urged owners of large lots to utilize their ground better, and instead of erecting two houses upon lifty feet, with large side alleys, to erect three houses upon that amount of ground, letting the passage to each yard be made under the houses, through the wood cellars. We think some property owners seen the wisdom of this advice; at least the erection of two houses on thirty-five feet, three on fifty, and four, and even five, on seventy-five-feet is now much more common than ever before. By this utilization of ground rents are made much cheaper, and landlords receive better rates of income from their property. In fact, by it the great want of this, as of every city—convenient houses at reasonable rents is in a fur way of being supplied. Three houses upon fifty feet cost only a little more than two larger, but no better style of houses, covering, with an alley, the same-amount of ground, Nearly everybody here seems to be impressed with the idea that a side alley is absolutely necessary to the convenience of a house. If asked why, the reply is: "Because I do not want coal, wood, etc., carried through my house." Now coal or wood is only carried to the yard once or twice a month at the most, and therefore the hardship of having it taken through the house is a very light one at the worst. But there need be no hardship at all. A passage to the rear can be unde through a cellar under the house; or if the house has a basement, a hall ean be left leading clear through it from the front to the yard door, This we have repentedly seen done in cases where three houses were built upon fifty feet, and yet the rooms in the basement were of generous size, that is, where the architect understood his business. Such a one can give a family more room and convenience in sixteen and two thirds feet than a poor architect can intwenty or even twenty-two feet.

We require many new houses to accommodate our rapidly increasing population. Let those who propose building make the most of their ground by intelligent planning, and they will thus secure larger, incomes and be in a position to afford good accommodations to householders at reasonable rates.

Our Sewers,

Our sewerage system is nearly as defective as it is possible to he. Une-half of our streets, at least, are not sewered at all, while the grades of about one-third of those that have drains are so low, that there is not sufficient fall to carry the sewage to the bay. The connection with the street sewers from private yaults is not made in more than one case in three; so that, practically, we derive very little benefit even from the drains which are hid. The general health of the city is greatly affected by this state of things. We must have more sewers, and connection must always be made with them from private vaults, so that the chief object of sewering a street may be attained. We must also raise the grades of many streets south of Howard and west of Third-street, which have not now sufficient fall for drainage. As we have frequently said, the longer we delay this inevitable measure the more the public health will suffer, and the greater will be the final cost and inconvenience of it. Protests against laying sewers should be disregarded by the Board of Supervisors. In the majority of cases these protests come from non-resident landlords, who care nothing about the health of their tenants. Pheir only interest lies in the prompt payment of rents. Protests coming from such parties have had sufficient weight heretofore to prevent the laying of sewers in localities where they were urgently required. This-was, until lately, notably the case in the vicinity of Howard and Eighth streets, where the wishes of resident owners for a sewer were long defeated by non-resident

landlords.
Careful statistics, gathered in the chief cities in Europe, show that a city is healthy or unhealthy accordingly as its system of sewerage is perfect or imperfect. Some of the large cities there and in the east, in which the death rate was alarmingly large, have been made the most healthy in the world by an improved

By having good sewers in our streets, with sufficient fall for drainage, and by compelling each property owner to make connection with the street sewer, we will be doing much to keep disease and death from our doors. We need not, we presume for a generation look for the grand sewerage system of Paris, London, and other cities; but it is in the power for our local authorities to see that the requirements of our street laws are complied with. If they do this a great and very much needed reform will be inaugurated.

Business Streets in the Western Addition.

Polk street lies at the foot of two hills. The grades on it from Market to North Beach are easy. It lies in a portion of the city which is far removed from business. In these facts lie advantages which will probably make a business street of it. Indeed, within the past year stores have begun to appear upon Polk, in the vicinity of Bush and Sutter streets; and these will increase rather than diminish, we believe. The Western Addition out to Fillmore or Steiner street will soon be one of the most thickly settled portions of the city, and second class stores must exist on some of its streets, to accommodate those who wish to make small purchases without the accessity of making a journey down to Market or Kenrny street. Polk street has bid for this business and will probably get it. Fillmore street, lying parallel with and eight blocks west of Polk, is situated much as the latter street is, between two hills. In the course of the next five or ten years we believe that business will be found taking root upon it also. Van Ness Avenue will probably be the great thoroughfare for street railroads leading from the southern to the extreme northern end of the city. Should business of any importance ever find its way to the Western Addition, Van Ness Avenue is the street which is the most likely to monopolize it.

Frame Houses and Lots for Sale.

Among the frame houses and, lots which are now upon our books; for sale, we think that the following are especially worthy the attention of purchasers: Large house and tot on Bushestreet between Mason and Taylor, all street work complete, \$12,000. Large mansion and lot on Mission, between Fourth and Fifth, with spacious grounds and garden, all street work complete, \$18,000. First class two-story house and lot on Geary, near Jones, street work complete, \$5,500. Handsome two-story house and lot on Taylor, near Sacramento, \$3,000. Large house and corner lot on Clay, near Powell, \$5,300. Two banddeome cottages and large lot on Faylor street, North Beach; price for the two only \$1,000. Two-story house and lot on Tehama, near Fifth, \$3,800. House and 20x60 feet lot, on Stevenson, near Fifth, \$2,300. ----

Purchase and Sale of New York Real Estate.

We have made arrangements by which we are at all times ready. to buy or sell New York real estate at the highest ruling prices. Parties here owning such property which they wish to dispose of are requested to call upon us. We have on hand full files of New York and Brooklyn real-estate transactions, with the names of the buyers and sellers, full descriptions of the property sold

AUCTION SALE. - John Middleton & Son will sell two desirably located blocks on the Treat Tract, in convenient subdivisions, at _ onday next, 9th inst.

+++ SALE OF NAPA VALLEY LANDS. - Maurice Dore & Co., real estate auctioneers, will sell 225 neres of Napa Valley lands, of the richest quality, on Wednesday, Nov. 18th, upon easy terms.

Street Grades in the Western Addition.

It is conceded that the present grades in the Western Addition will necessitate the removal of a large quantity of sand to the water front, and in view of the great expense which must eventually be incurred by property owners in disposing of their surplus sand, a modification of these grades is being talked of. If any change be advisable, the sooner it is determined upon the better for all parties interested.

The Coal of all Countries.

In a recent return of the British Government of the quantity of coal produced in the world, the following statistics are given for the year 1866:

		4.	
Countries.		Early	Tons.
Great Britain			101.800.000
United States			25.800.000
Zollverein	* * * * * * * * * * * * * * * * * * * *		20.610.000
France			10.710.000
Belgium			0.095,000 /
Australia			4.500.000
British America (estimated)			1,500,000/
Russia (estimated)			1.500.000
Spain			300,000
New South Wales			$=250.000_{-}$
Iceland			
43 3		1 "	-

Coals are esteemed as the black diamonds of England, they sustain her manufactories whether in cotton, wood or metal, and enable her to produce so cheaply that her wares find purchasers wherever the sun gives light and heat. In a lecture recently delivered before the Royal Institution of London, the lecturer thus alluded to this subject:

"-Half the carrying power of British railways is occupied in conveying this coal, which is the philosopher's stone of the country, not because it turns everything into gold, but because it makes everything chenp, does so much work, and is the maintaining material power of the nation. These results are due to the fact that it is capable of producing heat in such great quantities, and heat and incchanical power are convertible terms. It is rather a humiliating fact that all the mechanical power exerted by a man during his life is more than covered by the power stored in one poor cart load of coal. In fact, the annual coal produce of the United Kingdom is equivalent to the power exerted by 530,000,000 horses, working eight hours a day, for one year. [Or of 2,120,000,000 able bodied men, or about forty

times the population of Great Britain.-ED.7 "The work of raising this coal is something immense. The great pyramid is reported to have been raised by 100,000 men working for twenty years, and it contains 3,394,307 cubic yards of stone. The eoal raised by about 250,000 British coal miners in the year 1865 was about 100,000,000 cubic yards, or more than thirty times the bulk of the great pyramid."

VALUATION OF CITY PROPERTY.—The following statement of the wealth of N. Y. city was submitted to the Board of Supervisors at their meeting on the 24th inst., by which it appears that the increase of the present year over the past is \$71,766,514, as will be seen by the following table:

Real estate for 1868 Personal estate for 1868	
Total valuation for 1868	
Increase in 1868	\$71,766,511

JOHN MIDDLETON & SON,

REAL ESTATE, STOCK, AND GENERAL AUCTION-EERS. Office and sales room, No. 310 Montgomery street. Regular Real Estate auction sale day—Monday.

REAL ESTATE AT AUCTION.

Monday, November 9th, 1868, at 12 o'clock, at salesroom, pesitive and peremptory sale of 2 blocks of land in the Treat. Tract. Blocks Nos. 108 and 109, bounded by Vermont, Sonoma, Humboldt, Nebraska and Nevada streets; containing 64 large lots, 25x160. The attention of purchasers is called to this fine property-Plocks 108 and 109 of the Treat Tract. Each block is 200x460 feet, and contains 32 building lots, each 25x100 feet. The land is perfectly level, and the most beautifully located part of th Potrero. It commands a fine view of the city and Mission, has just fall enough to drain it well, and is, in fact, the choice part of the Treat Truct, as will be seen by investigation of the property, which will be found fully posted, and easily distinguishable, HE Terms in a few days.

JOHN MIDDLETON & SON, Auctioneers.

MAURICE DORE & CO.

FELL ESTATE ALCTEONEERS. H. A. COBB, Auctioneer. NAPA VARLEY BANDS AT AUCTION. 225 acres at Pine Station, on the Napa-Valley Reilread, two index south from St. Helena, and within three miles of the Napa While sampling springs, and adjoining the country residences of H in L. Stanley, and Gen Keyes. This property embra es some of the unest grap wands in California, as attested by the magnificent suggested vineyards be blest-being most protefic in production of fruits of all linds. The neighborhood is one of the an est in the State, and the approaches to and from San Francisco are made in a few hours by steamer and roit, and when the conrealizated are made in a rew hours by steamer and rail, and when the connection (now under contract to be completed formedian by) shall be made with the Valleje Radroad, this splendid property will be received in 2 rehours from this city. The Napa Valley R. R. Cars step a veral times daily at Pine Station, on the property. The celebrated trailed as springs are only ten unless further, by califroad. The property is submivided into convenient late of about ten property is a standard with a Venient lots of about ten neresterch, every one of which is studded with a great number of finest cales, for shade. To persons desiring a country villa site, of castest access, climate energial, clearly in inhibition accessibility to the two great, watering pieces, feeling of soil capable growing every fruit and vegetable, these hands of or inducements nevel before surpassed in this State. Title—P. S. Pat nt. Ferms—', cast: in one year is ', in two years. Deferred payin his secured by mortgage on the premises, at 10 per cent. per annum interest.

N. B.—Maps will be ready in about one week, to be obtained at our office.

MAURICE DORE & LO. Anctioneers.

CHEAP FARMS ROW SALE. The undersigned offers for sale a part of his ranch, in farms of 50 to 200 acr s cach, situated on alinas Plains, one of the best localities in Monterey county, and only one undeed unites from San Francisco by land or water. The average proection for the past three years has been about 40 length is of wheat and busics of barley to the acre. There is water in abundance f wood entiful and near at hand; climate delightful. Title guaranteed perfect. These farms will be seld at low-prices, and uncar casy terms, to parties desiring good, safe and valuable Alone steads, and will be found to be desiring good, safe and valuable Alone steads, and will be found to be desirable noints in the vicinity of Sau Francisco, Also, for sale, town lots, in the town of New Republics. located on the same ranch, having already about 30 buildings, consisting of dwellings, stores and hotels. Size of lots, 50x100 feet; fine soil and climate, and in a thriving and good neighborhood. For particulars apply to the owner, JOSE M. SOTO, at the Prado Hotel. Yew-tepub-No. 3 Front street, San Francisco.

MARRIENG LANDS FOR SALE IN LOS ANGELES COUNTY. Rhown as the "Abel Steams Ranches," carly selections mostly under Grants from Mexico in 1781; distant 6 miles east of the San Iv dro and Los Port, 12 miles southeast from Los Angeles, 6 miles from Analicin Landing, where the steamers regularly deliver and receive cases. The rly of New San Gabriel runs along the west side, the Santa Ana en the cast, and the Pacific Ocean forms the southern front. This large trace nearly level, with a gentle slope southward foward the Ocean comprises a variety of soil, rich, and fertile, well adapted to wheat, barley, onto, potatous etc., and choice traces for the culture of the orange, I mon, olive, ug, numberry, grape, and tropical and northern fruits generally, also hops, easter-of heans, hemp, tax and tobacco. The large southern port in consists of bettom lands of rich, alluvial, and sandy found with weter 3 to 7 feet under and noistening the surface—especially apprepriate I r the cultiva-tion of corn on a large scale, without irrigation, from which lands to fun bushels per acre may be produced. The famous German sett ment "Anaheim" is on these lands. For health and counter the ellerate is excellent, as is well known. Maps showing the advantageous location, the sactions and quarter sections, and the line of the proposed railroad from Anaheim Landing through these lands to Sait B quarding, are ready for inspection at our office. These lands are ready for the section at our office. Analein Landing through these lands are new for sale at 810 to 83 per acre; by eash, balance in 1, 2, and 3 years, with interest at 10 per cent. Apply to

E.F. NORTHAM and C. B. POLHEMUS,

421 Montgomery street, San Francisco,

Or to CAPT, E. B. FRINK, Les Angeles. Or HY, D. POLHEMI'S, Anaheim.

ELECTION PROCEATEATION FOR THE MUNICIP-MA AL ELECTION. PUBLIC NOTICE IS HEREBY GIVEN THAT THE Municipal Election in and for the City and County of San Francisco will be held on TULSDAY, the third day of November, 18 is; and the qualified voters of Sald City and County are hereby called upon to meet in their respective Wards for the purpose of electing the following named Officers at said election, to wit: Attorney and Counsellor, Auditor, Tax tedlector, Public Administrator, Superinted lent of Public Streets, Highways, and Squares, Calef of Pelice, Amy Sapervisor and one School Director in each of the following Wards: First, Third, Fifth, Seventh, Ninth and Eleventh. Eleventh. Also, one, School Direct or in each of the following Wards, to fill-mexpired terms, viz: Sixth, Eighth and Twelfth. Also, one Fire Com-

Witness my hand and the Scal of the City and County of San Francisco; this 12th day of October, 1868. FRANK MCOOPPIN, Mayor. Mitest; CHAS. L. WIGGIN, Clerk.

San Francisco, October 12, 1863, BHONEY TO LOAV ON GOOD CITY PROPERTY, BY THE HIBERNIA SAVING AND LOAN SOCIETY. the morth ast comercaf Market and Mantennere spec Sweeney, C. D. O'Sullivan, John Suilivan, R. J. Tobin, M. J. O'Conner, P. McAran, Gustave Tonchard, T. J. Broderick, Peter Donahue. Tyeasurer,

Edward Martin: Attorney, Blehard Tobin,
Remittances from the country may be sent through Wells, Fargo & Co's Express Office, or any reliable banking house; but the Society will not be responsible for their safe delivery. The signature of the depositor should accompany his first deposit. A proper pass-book will be delivered to the agent by whom the deposit is made. Deposits received from \$2.50 upwards. Office Hours from 9 A. M. to 3 P. M.

A BSTRACTS OF TITLE, -NOTICE, -The undersigned find to exact payment JN ADVANCE for all Abstracts, and therefore respectfully request their patrons to come with CASH IN HAND. BROOKS & ROULEAU, Scarchers, etc. 620 Washington street.

ANNIATEAN INSURANCE COMPANY OF NEW YORK. Incorporated 1821. Cash Capital and Assets, \$1,100,000. Insures against Loss by Fire upon terms as reasonable as is compatible with seurity and safely. Losses promptly adjusted and paid in U.S. GOLD R. B. SWAIN & CO., Agents for the Pacific Coast, 224 California Street.

QUERMAN SAVINGS AND LOAN SOCIETY, -GUARAN-Montgomery and Kearny sheets. 17 Office hours from F.A. M. to 5 P. M. Extra hours on Saturdays from 7 to 9 P. M., for receiving of denosits aly. Loans made on Real Estate and other collateral securities, at enr-C. F. MÉBIUS, President.

MARC DE KIRWAN.

N. LANDRY, Edwith Abel Guy.

ANDRY & KIRWAN, REAL ESTATE GROKERS, AGENTS AND COLLECTORS. Full charge taken of Real Estate on r asonable tirms, and renfs remitted monthly wherever desired. Loans negotiated and insurances effected. Office No. 24 Montgomery street, opposite Lick House, San Francisco. This hospitalists from 9 A. M. to 4 P. M.

BROOKS & ROULEAU, SEARCHERS OF RECORDS, AND D EXAMINER OF TITLE, 629 Washington Street, next door to Magnire's Opera House, San Francisco. Scarches made in other Counties.

T. MILLINGEN, NOTARY PUBLIC, AND COMMISSIONER of Deeds for Nevada and most of the other States. Deeds, Morigages, Leases, Protests, etc., carefully, drawn. Depositions taken with dispatch. Office, No. 608 Merchant street, San Francisco.

PROPERTY FOR SALE BY CHARLES D. CARTER.

(All property placed in my hands for sale is advertised gratis in the annexed list.)

59 Vara corner Taylor and Chestnut; streets in good order; garden le t. 1th and offic street's Werek hous serent for \$95 9,000 der, and goal at soil on loft cars pass within 275 feed...... 3,700 Splendid residence and handsome grounds with lot 55 x 109, on Hands one resolence with lot 31 feet front by 54 in rear and 137% in depth, on high street above Mason.

Lat 25x1374, on Taylor street neaf Eddy.

Lat 25x574, with first class two-story house, on Geary street, near House and lot on Howard street, near Fifth . C Com Tot. 70:100 L feet, on Van Xess avenue, between Tyler and Turk: Fifty-yara on Oak street, near Market, double frontage, both Water lots on Clay and Coemercial streets.

Full 50-yara corner flyde and Tyler streets.

Hulf 50-yara on Steckton, nearly opposite Washington Square.

Fifty-yara and a-hulf son Harrison and Clary streets, near Fourth, on lin of Montgomery street extension

House and let and large lot corner Sacramento and Jones.

Fifty-vara corner Jackson and Larkin Streets. Large lof corner Clay and Powell streets.
Lot 23x120 corner Jones and Union streets. Large house of the rooth's, beautiful view, corner lot, 28x71, feet on Clay street, near Powell.

Fifty-vara on Greenwich size et, near Jones.
Let 75x100 feet, corner Jones and Greenwich streets.

Uouse and lot on Taylor, near Greenwich, 20x68 feet. Tity-vara corner Lombard and Sacramento..... Pifty-vara comer Lombard and Sacramento.
Lot on Luion, near Leavenworth.
Lot 20x60 feet to rear alley, on Montgomery, near Pacific.
House and lot on Enjoin, near Mason.
House and lot on Teluma street, near Fifth.
Two and a duff story buse of Perry, near Pourth.
Lot 75x75 feet, corner Bryant and Garden, six houses renting for Posirable corner lot in University Mound Survey, 100x140 feet... Well beated lets in trift maps 3 and 4.

Lots on Hampshire street, and Serpentine avenue, near Twentyifth street, very cheap.

Lots, 25v[16 feet each, on Lriestreet, near Mission and 13th, each 1;250 Lot 82x145 fact, core 2 19th and Hartford streets.

Lot 82x125 feet, on Valencia, and Iol 80x525, corner 23d and Bart-Seven desirably located blocks in west end, map No. 1, near the new San Jose road. Lake Geneva and the Industrial School. Soil fine, located on a sturny stope, title perfect and price low. Block on the Ocean House read and Yiew street, nearly one acro-Foot 25x1t1 feet, corner Jersey and Chattanooga, near Dolores and Twenty-fourth. 700
Lot 25x80 feet on 15th street, near Valencia, very cheap. 1,500
Lot 80x111 feet, corner Army and Douglass streets, Pacific Home-

stead; the last of 20 lots.

Lot 100x115, on north side 16th street, near Noc. Lot, 87 lex147 left, southeast corner California and Buchanan Streets: view line. 2,500
Lots 27 \times \ti

Handsome let on Lagina sfreet, near Geary.

Large lets on California street, near Haker, each.

Two acres in West Lud Homestead Association, near the new San Jos croad and West End Hotel; soil fine; ground level, with house. Price for all only Lot 80x239 feet, in Belle Roche City..... Country Property.

160 acres of the best wheat and orchard land, in Santa Clara Valby 21 miles this side of the town of Santa Clara. All fenced, with large house and barn

Ranch of Lod a rea in Santa Clara County, on the San Jose Rall: It ad, near Mountain View, 70 acres of grain, grape, or garden land, balance wood d with live oak. A beautiful stream of water runs through the land, sufficient for irrigating or manufacturing purposes. Pine house and out-buildings. The

910 acres swamp and overflowed land on Brannan's Island in Sacunliful land at Menlo Park, between the Railroad and Fine house of 8 rooms and I acres of land on the San Pablo road, 210 acres of Jand in the Rancho San Pedro, San Mateo County .

600 acres of the best agricultural land in San Ramon Valley, Contra Costa County, with fences, houses, stock and all fixtures 202 agres eight miles from the Railroad-depot, San Mateo County. half is first class agricultural, and the remainder good timber land, with improvements.

EPACINIC LAND, REAL ESTATE, AND COMMIS-SION AGENCY. WAKELEE & PEEL, 'No. coll California street, S. W. corner Kearny, San Francisco.

OTARE PERLEC. -- FRANK V. SCI'DDER, Conveyancer and nmissioner of Deeds, No. 531 Merchant street GARLAND REAL ENTATE, FOR SALE BY E. C. Oakland. St. S10Ns, No. 507 California street, San Francisco, and Broadway.

EO. W. CHAPEN, REAL ESTATE AGENT, 378 MONTGOMERY freet, San Francisco. Ber Real Estate of every description bought

THE CALIFORNIA BUILDING AND SAV-INGS BANK. Interest at the rate of ten per cent, per annum, clear of Federal taxes, allowed on all deposits which shall be thirty days in the Bank. Interest allowed from date of deposit, which will be repaid in U. S. gold coin on notice. Reports, etc., may be had of the undersigned. THOMAS MOONEY, President, California st., near Sansome. Money to loan on city property.

Printed by Joseph Winterburn & Co., 417 Clay St.

Sin Francisco Real Estate Circular

FOR THE MONTH OF NOVEMBER, 1868. ONE DOLLAR PER YEAR.]

[SINGLE COPIES, 10 CTS BY CHARLES D. CARTER, REAL ESTATE AGENT, NO. 610 MERCHANT STREET

No. 1.

SALES FOR THE MONTH OF NOVEMBER.

Table showing the Number and Value of Sales of Real Estate made in all Sections of the City and County, in November, 1868.

Vol. III.

Section.	No. Sales.	Amount.
Fifty Varas	. 66 . 42	\$542,190 167,502
City Slip and Water Lots	18" 4 35	156,450 4,680 71.924
Mission Addition	.104	253,474 220,041
Homestead Associations Dutside Lands	- 36 - 21 - 7 -	25,186
	406	\$1,613,796

The month of November was a very dull one in real estate. As compared with October, the sales made in November show a reduction of 210 in number and of \$897,906 in their total value. Real estate agents have not experienced as dull a season for two years. Up to the close of October no dullness followed the earthquake. To it, however, undoubtedly we must in part attribute the quietness of the market in November. Other causes have been at work which had fully as much-indeed, probably more-to do with the prevailing hall than the earthquake. Money was very scarce last month, especially in the early portion of it. This is a fact which all business men know, yet comparatively few are aware how very stringent the market really was. Upon some of the best mercantile paper two per cent, per month was exacted, and even at these rates borrowers in many cases experienced difficulty in obtaining requisite accommodations. This state of affairs, of course, had its effect upon the real estate market; but the chief cause of depression lay in the fact that the loan societies, during the first half of the month especially, either had little funds on hand, or what'is much more probable, they decided to hold off a little from loaning, in view of the monetary panie in New York, and the apparent sympathy which our money market manifested with it for a short time. Prophets by the dozen, too, were not wanting, who assured everybody that the temporary hall in real estate was the immediate forerunner of a general tall in prices, and even the slightest possibility of such a contingency justified the societies in declining to lonn much until the barometer of events was closely scanned for a short time. When the loan societies shut off their supplies of money, the effect must, as it did last month, become immediately apparent in real estate, because they are the great feeders of the pecuniary wants of that market.

In addition to the causes noted, the election and its excitements, and the locking up by bets upon its result of at least a quarter of a million of dollars, have turned attention from and kept money out of land investments. The real estate-taxes, amounting to nearly \$1,500,000, were paid into the city treasury lately, and the temporary withdrawal of such a large amount from circulation by no means tends to make real estate or any other kind of business active. As a rule, too, the real estate transactions in November are about the smallest of the year.

Had the earthquake occurred two or three months earlier, during the fine weather, before the election occurred, and while money was plenty, we would be in a position to say definitely precise effect it had upon the market. Of course that effect could not but be depressing at any time, as we said at the Assessed valuation of Real Estate for 1867-8 is ontset it was last month. But the other features noted combined, did more than the shock to make city property inactive.

As regards the prominent features of the market:, values are exfremely well sustained, considering the prevalent inactivity and the fact which we have repeatedly called attention to, that the prices of lots in some portions of the city, especially those of prospective business property on such streets as Fifth, Seventh Eighth, and perhaps Ninth street, are unjustifiably high. Dozens of parties who, with money in hand, are anxiously waiting for a fall, and have prophesied until they have almost become tired that a general tumble was certainly at hand, see with disgust the continued firmness of prices, and instead of a market glutted with sellers, one in which there never was loss property offering. Buyers are certainly not as plenty as they were a short time ago, but sellers, except at the very highest rates, are, as a rule, few and far between also. A few partiesowning property which is heavily mortgaged may occasionally have to come down a little in price, to realize, and a few who bought during the late excitement, in expectation of selling again immediately at large advances, have more property on hand than they can earry, and may have to reduce their figures somewhat to effect an immediate lightening; but outside of such cases, there is no prospect whatever of a fall. And yet a fall would be much more a subject of congratulation than one for grieving over. Land generally is too high here. Even already,) in a city of hut 165,000 inhabitants, men of small means are being crowded out of all chance of securing a homestead lot. If prices came down, homestead owners who live in their own dwellings would be little affected, for few of them are ever in the market to sell; real estate agents would be no losers, either, for sales would be more plenty. Houses would go'up in much greater numbers, too; rents would be kept down, and the city generally would be benefitted. Speculative holders would suffer, but they are a small and essentially a non-producing and selfish class, and while a fall might injure, it would, ruin none of them. For these reasons a fail in values is not to be dreaded by any one who takes a view of the whole field of public interest as connected with real estate; yet a fall, as we have said, is hardly to be anticipated.

Parties owning well located lots in any portion of the city, which they purchased at anything like reasonable prices, need not, we think, fear a decline. Those who are induced to selltheir property at less than its value, simply because croakers prophecy a full in prices, can have the satisfaction of knowing that they are doing about as wise a thing as he would do who sold twenty dollar pieces for fifteen dollars.

The reduced number of sales a almost equally divided between

the different sections of city property, and the reduction in value is also about equally distributed.

MORTGAGES AND RELEASES.

Tuble showing the number of Mortgages taken and Releases made by Loan Societies, Insurance Companies and Private Individuals, during the month of November, 1863.

By whom taken or released.	MOI	RTGAGES.	RELEASES.		
1	No.	Amount.	No.	Amount.	
Private Individuals.	78	\$349,400	44	\$88,070	
Hibernia Sav. and Loan Society	. 41	158,550	19	35,500	
Clay St. do. do.	20	72,500		5,596	
French do. do.	- 1	10,000	1	10,000	
Germania do. do	14	47,900	2.0	10,000	
Odd Fellows' do.	- 2	-3,000	1	500	
Building and Loan Society	9	8,250	15	-25,591	
San Francisco Savings Union.	5	48,650	6	13,900	
Fireman's Fund Insurance Co	1	7,060	4	40,000	
Occidental do.	-				
Pacific do.	2	5,200	5	19,600	
Union do	_		-	10,000	
California do.]	2,500	-		
City Bunk of S. L. and Discount	- 5	2,200	1	1,500	
California Trust Co	• •				
	179	\$714,150	102	\$240,257	

As we elsewhere state, money was scarce and dear last month, and for a portion of it very little was loaned by the societies. One per cent. per month is now the ruling rate, even for large sums, upon real estate. The mortgages given in November show a reduction, as compared with those of October, of 84 in number, and of \$295,604 in value, while the releases ex bioited a reduction of only 21 in number and \$99,102 in amount? In October the deficit between the mortgages and releases came to 140 and to \$670,395. Last month the deficit came to 77 in number and to \$473,893 in money. Money is becoming more plenty, and the societies are loaning freely again. The dependence of the real estate market upon the coffers of the loan societies was strongly illustrated last month. The stoppage of loans for a short time in the early portion of it affected real estate transactions very unfavorably.

Items about the City.

We are indebted to Mr. John A. Ressell, Clerk of the Board of Supervisors, for some interesting items called from the Municipal Reports: From them we learn that the total

Personal Property for 1867-8 is . 51,152,614

Assessments upon improvements are included in real estate, and mortgages in the personal property roll. The amount of the latter in 1867-8 was about \$24,000,000. The difference in the personal property roll arises from sworn statements filed by the various savings and loan societies with the Assessor, in conse quence of which mortgages of the value of nearly \$16,000,000

held by them, are not included in the roll. The value of property owned by the city is \$4,490,000. The entire cost of street work from July 1st, 1867, to July 1st, 1868, was \$1,511,486. The average rate of taxation from 1850 to 1856 was \$3.16 on each \$100, of which an average of 531/2 cents was for State purposes. Since the consolidation of the city and county the average rate of taxation has been \$2.77, of which the State tax averaged 841/2 cents. Total expense of widening Kearny street, such as commissions, counsel fees, incidental expenses, &c., \$38,747. Amount paid to owners of property taken on west side, \$420,377. Amount paid into county court to await settlement of titles, &c., \$116,395. Amount collected from property owners on east side, and streets contiguous to Kearny street, \$579,975.

The West End Rallroad. The stock of the new railroad, to extend over Clay street hill, to which we called attention in the September Circular, i nearly all taken, and when the whole is subscribed to, work will be commenced. The company will use the new rail which is now being laid on the Polk street extension road. It is a simple bar rail with an arch underneath to fit the convex surface of the wooden rail or sleeper, to which 'it is firmly spiked by a chair to every other tie. The inner iron flange on the rails now in use is dispensed with. On streets where only light vehicles pass this rail is found to answer all purposes, and the cost is only about one half that of the old rails. The cars will be constructed of light material, small size, and will weigh from eight to nine hundred pounds only. The diameter of the wheels is to be much greater than that of those now in use.

The Mechanies' Lien Law.

Although one or two of the daily papers published and com-mented upon the Mechanics' Lien Law which was passed at the last session of the Legislature, comparatively few persons know how stringent and unfair its provisions are. All either engaged in, or who contemplate creeting buildings, should make themselves familiar with this law. It gives every mechanic, artisan, machinist, builder, contractor, lumber merchant, laborer or other person performing labor upon, or furnishing materials of any kind to be used in the construction, alteration or repair, of any building, wharf or bridge, or any other structure, a lien upon the same for work or labor done, or materials furnished, by each respectively. Those persons are to have a lien whether the work is done or the materials furnished at the instance of the owner of the building or of his ngent.

Every contractor, sub-contractor, architect, builder, or other person having in charge the construction, alteration or repair, either in whole or in part, is held, for the purposes of this Act, to be the agent of the owner. Under this law, the building is responsible for all bills for material furnished and labor performed by any or every person. The owner is responsible to the chief contractor, and pays him when the work is done. Should the latter not pay some of the sub-contractors (the plasterer, plumber or painter), they can place a lien upon the house and collect the amount which the delinquent chief contractor failed to pay them. Should the sub-contractors fail to pay any of the workmen, the latter can levy an attachment upon the premises. This is wrong. No builder should be compelled to hunt up and take a receipt from every person who has done a day's work upon his building.

The surest course for those about to erect houses to pursue is to make the contractor give bonds against any future debt that may arise by his failure, or that of any of the sub-contractors, to pay for all materials used and labor performed upon their buildings. Many perfectly honest contractors, however, can not give such bonds, and must be trusted or refused the work.

There may have been necessity for a mechanic's lien law, but there was no necessity for such an unfair one to property owners as the one now in existence. It may protect one class against injustice, but it does so only to inflict greater injustice upon

During the month of November the following street work was ordered by the Board of Supervisors, a large portion of which is now under contract:

Grading,-Buchanan street, from Hayes to Page; Dodge street for 1371/2 feet southerly from Turk street; Broderick street, from Bush to Post; Townsend street, from Second to Third; Dodge street for 1371/2 feet southerly from Tyler, and Baker street, from Sutter to Post; also, the crossings of Post and Fillmore and of Pierce and Filbert streets. Regrading Hayes street, from Webster to Buchanan streets.

MACADAMIZING.—Buchanan street, from Hayes to Page; Hayes street, from Buchanan to Webster; Broderick street, from Bush to Post, and from Post to Geary; also, the crossing of Post and Fillmore streets.

PAVING .- Powell street, from Washington to Jackson; Nicolson pavement on Kearny street, from Post to Geary, and the crossings of California and Kearny and Commercial and Kearny streets.

PLANKING. - Francisco street, from Mason to Taylor; and Sacramento street, from Davis to Drumm.

SIDEWALKS .- To be built on Pine street, from Webster to

BRICK SEWERS.-In Ellis street, from Larkin to Polk; and n the crossings of Ellis and Larkin, and Ellis and Polk streets.

Average Value of Sales for Four Years.

The following table shows the average value of each sale of real estate made in this city and county, from January, 1865, to October, 1868, inclusive:

> 1865.....\$2,650 1807....... 3,218 1868 (10 months) 4,134

The above figures are instructive; they show unmistakably how prices are tending rapidly upward. The average value of each sale in 1866 shows an advance of about 8 per cent. over each made in 1865. The average advance in 1867 over each sale made in-1866 was about 11½ per cent. The average advance in value of each sale made thus far in 1868 over each made in 1867, was 231/2 per cent. Thus, from January, 1865 to October, 1868, inclusive, the entire real estate of the city and county has advanced in value 48 per cent. If the sales made at North Beach and in some other localities, where property is advancing but little, were omitted, a much higher average increase would be revealed.

Purchase and Sale of New York Real Estate.

We have made arrangements by which we are at all times ready to buy or sell New York real estate at the highest ruling prices. Parties here owning such property which they wish to dispose of, are requested to call upon us. We have on hand full files of New York and Brooklyn real estate transactions, with the names of the buyers and sellers, full descriptions of the property sold and prices paid.

SALES RECORDED ON ALL THE PRINCIPAL STREETS OF THE CITY, FROM OCTOBER 26th to NOVEMBER 25th, 1868, INCLUSIVE. [Note.-In about three cases out of every five there are houses upon the property sold. The precise location of each lot is given, so that those desirous of learning the value of improvements can do so by an inspection. None but bond fide sales are given. North of Market Street. Undivided % west side Front, 111 feet north of Clay, 26% x137% Southwest corner Battery, and Breadway, south 70x13719, new brick warehouse. Lot 681 x13714, sold March 12, 1867. for \$18,500..... West side Stockton, 68% feet north of Bush, north 46x90..... East side Powell, 87% feet south of Lombard, south 50x87%. Sold August 18, last, for \$1,000, now resold for Southeast corner Mason and Chesinut, 50 vara... Northwest corner Taylor and O'Fargell, north-62 12 37 4.... East side of Jones, 11234 feet north of Pine, north 25x68 4, solft - August 5th, last, for \$1,025, now resold for Southwest corner Leavenworth and Sacramento, south 60x56; also west side of Leavenworth, 100 feet south of Szcramento, south 37 14 x 56 West side of Leavenworth, 60 feet south of Sacramento, S. 40x56 Northeast corner Hyde and Washington, north 32 4x87 1/2......
Southwest corner Hyde and Jackson, south 37 4x87 1/2...... Vest side of Hyde, 70 feet south of O'Farrell, south 22 4x87% East side of Larkin, 97% feet north of O'Farrell, north 40x914, sold September 5th, last, for \$3,000, now resold for Northeast corner Union and Jones, east 40x77 % North side of Union, 162% feet west of Jones, west 25x137%; has alley adjoining on west; sold October 5th, last, for \$1,000; North side of Broadway, 68%, feet west of Sansome, west 41x137 by North side of Broadway, 107 by feet west of Powell, west 20x91%, South side of Clay, 137 4 feet cast of Kearny, west 24x614, Jan, 8, 1867, for \$19,000, Oct. 31, for \$20,000, July 3, 1868, for \$21,000, now resold for...

South side of Clay, 59 feet east of Powell, east 26 1.0x75...

South side of Clay, 137 ½ feet west of Mason, west 40x46... Southeast corner-Clay and Yerba Buena (above Mason) cast 40x46outh side of Sacramento, 162 % feet west of Mason, west 50x75. South side of California, 1037; feet west of Buttery, west 40x80.. 55,000 Southwest corner California and Taylor, 50 vara, sold April 27th, st, for \$10,000, now resold for..... South side of California, 13734 feet west of Jones, west 682 x1374 sold April 10th, last, for \$4,000, now resold for. South side of Pine, 1371/2 feet east of Leavenworth, east 75x137 23,000 Southeast corner Pine and Hyde, 50 vara. South side of Pine, 82 k feet east of Larkin, cast 55x157 b North side of Bush, 68% feet east of Hyde, cast 687, k137 %.... South side of Bush, 137% feet east of Hyde, cast 137% x137%.... Southwest corner Bush and Powell, west 521 x11219, with house 25,000 North side Bush, 60 feet east of Dupont, east 20x77 12; also, north South side of Sutter, 137% feet east of Hyde, cast 20x137% outhwest corner Sutter and Powell, west 100x75. North side of Geary, 24 feet cast of Jones, cast 38 1/2 x 7 7 5 Northeast-corner Cleary and Jones, cast 24x77 19 orth side of O'Farrell, 137 % feet west of Leavenworth, 50 yars 30,000 North side of Ellis, 37% feet east of Jones, east-25x87%, sold May 19th, last, for \$9,000, now resold for ... South side of Market, 45 1/2 feet west of Main, west 45 10-12, and East side of Main, 137% feet north of Mission, north 45 10-12x137% - 11,000 East side Spear, 137% feet north-of Howard, north 45 10-12x137% 12.500 East side of Fremont, 137 1/2 feet north of Harrison, north 22x137 1/3 South of Market and East of Ninth. East side First, 162% feet north of Harrison, north 25x57%...... East side Third, 237% feet south of Bryant, 137% feet front by 28 in depth: sold March 20th last for \$17,500, now resold for .. 26,000 West side Third, 70 feet north of Brannan, north 36x100 to rear Northwest corner Fourth and Jessie, north 25x75 orthwest corner Fourth and Freelen (bet, Bryant and Brannan) West side Fifth, 30 feet north of Natoma, north 25x73..... athwest corner Seventh and Minna, south 30x80.... North side Mission, 275 feet tast of Fourth, cast 30x100 to Jessie; sold March 7th, 1868, for \$10,000; now resold for South side Mission, 80 feet west of Seventh, west 20x83.... South side Mission, 185 feet rust of Eightly east 20xet. Und. 14 south side Mission, 155 feet cast of Nin(h, cast 40x100 to South side Mission, 90 feet east of Ninth, cast 31x100 to Minna, 8th, 1867, for \$1,400; April 1st for \$1,800; Sept. 8th, 1868, for \$2,425; now resold for... South side Harrison, 55 feet west of Second, west 25x100... South side Harrison, 80 feet west of Second, west 25x100...... South side Harrison, 1975, feet cast of Third, east 40x80.... South side Harrison, 375 feet east of Third, east 25x160... South side Townsend, 137 1/3 feet east of Third, east 68x275. Mission Addition and Heyond. Southwest corner Eleventh and Minna, south 80x90.... South side Thirteenth, 145 feet west of Valencia, west, 75x160 to Quinn.
Southwest corner Mission and Lafayette, (between Eleventh and Twelfth) southwest Pox176... West side Mission, 65 feet south of Twenty-lifth, 65x117 % to alley Southeast side Howard, 211 feet northeast of Thirteenth, 1125 front by 91% in rear, by an average depth of 142 East side Howard, 170 feet north of Nineteenth, north 40x1221; East side Howard, 200 feet South of Twenty-third, south 62 by an average depth of 1173e.

East side Howard, 65 feet north of Twenty-sixth, north 65x115; sold March 16th last, for \$1,775; Sept. 10th, \$2,500; how re-

sold for.
Southwest corner Bryant and Twenty-fifth, south 140x100, subject

to mortgage of \$1,000. South sdie of Seventeenth, 150 feet west of Church, west 50x100.

Southwest corner Seventeenth and Noc. West 195, southeast to

South side Nineteenth, 120 feet west of Folsom, west 25x95; sold

Southwest corner Twenty-third and Bartlett, west 125x80 North side Twenty-third, 50 feet west of Alabama, west 50x101...

Northwest corner Twenty-third and Alabama, west 50x101..... Northwest corner Twenty-fourth and Harrison, north 65x122½...

Northeast corner Twenty-fourth and Sanchez, east 100x111....

Northeast corner Twenty-sixth and Douglas, east 160x114; als

North side Army, 80 feet west of Church, west 26 2 x11412

Northwest corner Valencia and Quinn, (bet. Thirteenth and Four-

Southeast corner Army and Douglas, east sox114...

Southeast corner Twenty-fourth and Castro, east 80x114...

March 8th, last, for \$800; now resold for

northeast corner Clipper and Douglas, cast sox111; also north

side Figg. 160 feet east of Douglas, east 80x228 to Army . . .

teenth) north 27%x95.....

west line of Noc, north 61.
Northeast corner Eighteenth and Sherman, cast 125x75...

West side Valencia, 202 feet south of Sixteenth, west 24x88,-less West sale Valencia, 245 feet south of Nineteenth, south 30x137 5 East side Valencia, 40 feet south of Twenty-third, south 40x125... Northwest corner Guerrero and Fifteenth, north on Guerrero, 520 to Fourteenth, west, on Fourteenth 1314, south 420, cast 314, south foo to Fliteenth, cast on Fifteenth, 100; also northeast corner Cherrero and Fifteentli, north on Guer-19 ro 520 to Fourteepth, east on Fourteemh, 159, south 425, West 30, south 95 to Fifteenth, west on Fifteenth 60%.
East side Doleres, 171 feet south of Twenty second, south 26x117 Undivided one-half southeast corner Noe and Figg, cast S0x114; West side of York, 130 feet south of Twenty-third, south 26x100; sold July 7th, last, for \$600; now resold for. West side Alabama, 182 feet north of Twenth-fourth, north 19x100 West side Alabama, 312 feet south of Twenty-fourth, south 52x100 East side Capp, 90 feet north of Mineteenth, north: 30x122%... East Side Fair Oaks, 95 feet south of Twenty-third, south 27, east in northeast 11, west 1353 West side Chattaneoga, 64 feet south of Twenty-fourth, south 25x 100; sold May, 19th, last, for \$200; now resuld for Western Addition. West side Polk, 103 feet south of California, south 31%xss1, ... Northeast corner Van Ness Avenue and O'Farrill, north 120x109 14,300 Southwest corner Van Ness Avenue and Ellis, south 70x100 10,250 ortheast corner Gongh and Sacramento, north 127% x8246 East side Buchanan, 1125 feet north of Mc Allister, north 25 front. 27 in rear, and 95 in depth on north line, and 81% on. West side Webster, 137 Sefect south of Washington, 8, 681 x137 5 West side Steiner, 100 feet south of Bush, south 25x110; West side Steiner, 100 feet north of Sutter, north 25x110 Vest-side Steiner, 125 feet north of Sutter, north 25x110. Undivided one-half-block, 474, bounded by Scott, Devisadero Chestant and Prancisco streets: whole of block sold Oct. 12th. last, for \$20,000; half now resold for. East side Cemeiery Avenue, 60°, feet south of Bush, south 25°, by average depth of 75; side made in September Block 104, bounded by Beach, North Polid, Van Ness (venue and Franklin; also northwest corner Beach and Van Ness Avenuo, west 412 to Franklin, by 137 to on Van Ness Avenue nd Franklin. South side Vallejo, 112 % feet west of Laguna, west 25x137 %.... Northeast corner Pacific and Octavia, east 27 extat 1,.... South side Clay, 1027 feet east of Polk, east 28x127 North side Sacramento, 100 feet west of Polk, 25x80; sold January, 1867, for \$525; June, 1867, for \$700; February, 1868, for \$000; x127 ; sold October last, for \$1,500; now resold for same orth side Sacramento, 270 feet west of Franklin, west 60v1272; 4,800 Southeast corner California and Buchanan, cast \$25x1374; orth side California, 2321, feet west of Steiner, west 512 x129 1,000 North side Canterna, 25 Sorth side Pine, 299 feet west of Larkin, west 33x137 M, with house 5,500 Sorth side Bush, 8t h feet east of Fillmore, cast 25x127 S sold — May, 1867, for \$500; December 12th, for \$575; now resold for 1,000 orth side Bush, 1924 feet west of Pierce, west 274x1374. orth side Bush, 137 b for teast of Scott cast 27 kg 137 % orthwest corner Sutter and Lyon, 244 on Sutter by 137 \(\sigma \) on Lyon th side Post, 180% feet west of Octavia, west 25%, v120. utheast corner Post and Webster, 50 vara; sold October 23d, last, for \$3,850; now resold for .. outh side Geary, 231 5 feet west of Scott, west Six137 kg orth side Geary, 95 feet east of Broderick, east 60x125..... North side O'Farrell, 197 after west of Polk west 683 x120.

North side O'Farrell, 197 after west of Van Ness avenue, cast 683 South side Ellis, 68% feet east of Steiner, east 34 ,x1,37%; lot sold April 9th, last, for \$700, and the entire, corner 5tt-vara sold July 13, 1807, for \$2,500..... Northeast corner Eddy and Gough, north 120,437 4... fortheast corner Eddy and Laguna, east 1971x1:0; this lot, with orner 50-vara adjoining on Ellis, sold August 6th, 1867, for orth side Turk, 1861, feet east of Devisadero, east 27x137 5. balance on mortgage of \$2,1501 sold at Beldeman sale for Ply, east 72 %, southwest 94 to McAllister, west on MeAllister 34.... South side Fulton, 1823; feet east of Polk, cast 27 5x120...... Southeast corner Phiton and Octavir, cast 257, 837 orth side Hayes, 110 feet west of Polk, west 27%xt37%... orth side Fell, 100 feet west of Polk, west 48x137 orth side Page, 247 of feet west of Laguna, west 27 | x120 . Northwest corner Haight and Buchanan, west 57 1/37 1/37 1/3. Miscelluneous Sales. est side Bourbin Place-75-byl north of Eddy, north 50x90 ast side Scott, 75 feet north of Eddy, north 50v90...... West side Pike, 75% feet souther tlay, west 6447, north 6 10 8-12 west 25, south, 39 10 3-12, cast 933, north 33... Lot 9, Block 247, South S. F. H. Association Lots 13, 14, Block 280, Mutual II. Association ... Lots 5, 6, Block 28, Pairmount II. Association. Three and twenty-three-hundredths acres Horsefall or Rock-orth Side Clary, 120 feet cust of Fourth, east 20v75. Vest side Vicksburg, 2023 feet south of Twenty-fourth, south North side Stevenson, 215 feet west of Fifth, west 20x65, subject to mortgage of \$896 17. Lot I, Block 5, University Mound survey Lots 250, 252, 254, 256, 258, GHr. Map 3.... Lot 5, block 200: lots 2, 10, block 205: lots 8, 9, block 206: lots 5, 6, 14, 15, block 230; lot 7, block 237; lots 2, 3, 4, 5, 11, 15, block 241; lots I, 15, block 365; lots 3, 4, 11, 12, block 388; lots 10, 11, block 423, South S. F. Homestead Association. . 13,600 Lots 5, 6, block 28, Fairmount Homestead Association.
West side Julia, 100 feet eas of Misslen, east 20x50...
Lots 6, 7, 8, 10, 11, block 12, West Find Map 1
South side Clary, 18712 feet east of Sixth, east 221, x75. one-fourth lot 180, block 81, Central Park Homestead Association. East one-half lot 93, Precita Valley lands,..... orty-six and two-thirds acres, No. 67, Outside Lands... ot 1,160, Gltt Map 3..... East side Langton, 120 feet north of Folson, north 25x80, subject Manzanitas, 400 varus square (except a tract of 100 varas.square); also, a certain interest in lands adjoining said Manzanitas, Let 16, fourth purchase S. F. Homestead Union.

One-quarter of thirteen acres in Sec. 8, T. 2, S.R. 5 W..... North side Ringold, 250 feet south of Eighth, west 25x75..... East side Second avenue, 140 feet north of Seventeenth, north Lots 667, 665, 664, Gift Map 3: also West side California avenue, West side Minna, 200 feet north of Plifteenth; north 90x50 North side Vale, 200 feet east of Noo, east 26% x114... Lots 1, 2, block 228, Haley & O'Neil tract Lots 1, 2, 3, 8, 9, Block 19; also, lots 4, 10, block 19, West End Past side Ohio, 77 to feet south of Vallejo, south 20x85. Southwest corner Natoma and Russ, southwest 25x75. Southwest side Sencea avenue, 106 feet southeast of Delaward avcaue, southeast FRx138 10-12, West End map I....side Spring, 59% feet south of California, south 23%x 50.... West side Moss, 105 feet north of Folsom, north 25x80, subject to unortrage of \$1,500. 2,900
West side Bernal, 245 feet north of Precita avenue, north 25x1162; 1,150 divided one-lifth lots 271 to 502, Inclusive, Holiday, map A..., this avenue, 75 feet west of M. street, west 25x100. orth side Stevenson, 275 feet west of Pifth, west 20x65 2250 East side M street, 75 feet north of Ninth avenue, north 25x95, Control Park Homostead Association Lots 370, 372, 374, 376, Gift Map East side Laidley, 157 feet northeast of Mikuel, northeast 60x158, West side adam 310 feet north of Eve, north 75x132, Precita East side Washington avenue, 300 feet south of Precita Place, East side Washington around 325 767 smith 25x110 ... North side Linden, 325 fort cast of Laguna, cast 27560. . . South side Minna, 150 feet cast of Sixth, east 50x75... outh side Natoma, 250 feet west of Eighth, west 21x75. Lot 1, block 190; lot 2, block 489; lot 5, block 224; lot), block 173, Golden City Homestead Association . . . East side Tennessee, 1001cet south of Mariposa, south 25x100 . . . Undivided one-half northwest corner Sterra and Maryland, north 300, west 25, north 100, west 175, south 400, east 50, north , cast 25, south 100, cast 125.... Northwest corner Dwight and Bowdoin, north 100x120 West side Bowdofn, 190 feet north of Dwight, west 120x100. -. Northeast side Twenty-third arenne, 450 feet northwest of K street, northeast 100, northwest 150, south to Twenty-third venue, southeast 113..... Let 360, Gift Map 4. Lots 1248 to 1253, and 1276 to 1283, inclusive, 1371 Map 4, subect to morigage. south side Precita Place; 1/9 feet west of Columbia- avenue, west 23. south 10d, west 28, south 25, east 110, north 25, west 59. South side Clementina, 227 & feet west of Fourth, west 23', x80 ... Lots 58 and 60, 6 ift Map 1.....East side Fair Oaks, 97 feet south of Twenty-third, south 27, east 132 . northeast 11, west 135 South side Perry, 275 feet east of Third, cast 150x75... Northeast side Sixteenth avenue, 225 feet northwest of K street. northwest 75x100.... same as last described, resold for .. East side Stanley Place, 225 feet south of Harrison, south 60x11216 8,500 Lats 214 and 221, Gift Man 1. Vestsada Florence, 1373 feet north of Broadway, north 22 11.12 Lots 20 and 23, Precita Valleton West side Washington avenue, 137 4-feet north of Howard, north West side San Braino road, 285 feet north of Eve. north Suxed... East side Nebraska, 100 feet north of Nevada, north t00x100,.... West side San Bruno road, 150 feet north of Wayland, north 25x120 One and one-fourth acres, southeast corner san Bruno road and Bernal ranch, east 339, north 195, west 416, south 94... East side Second avenue, 110 feet south of Sixteenth, south 30x120 3,500

Chances for Manufactories in the Interior.

The price of land in this city and county is now so high that those who wish to establish manufactories, requiring spacious grounds, will have to go outside of it to make their purchases. The large manufacturers of New York, Boston, Philadelphia and other cities, in the great impority of cases, have their manuactories located ten to three hundred miles from the city where heir headquarters are. They were driven to this, partly because of the high price of land in the great cities, which makes it impossible for them to have the requisite space for their establishments there, and partly because the country offered superior inducements in the shape of cheap water power and fuel. There. are peculiar reasons on this const' why manufactories should be heated in the interior. Land is very cheap there, and in the Sierra and the Coast Range, water power and timber are to be had free, Everything, too, need not come to San Francisco. To a great extent samples only need be kept here. Then when an interior merchant orders a certain kind of goods from samples, the order can be lilled from the mountactory, which in many cases must be much nearer to the destination of the goods than San Francisco is. Manufacturers who locate their establishments upon the banks of some mountain river will find that there is a vast aving between free-water power and expensive steam power; between wood at \$2 to \$4 per cord, land at \$2.50 to \$10 per acre, and wood at \$12 per cord, coal at \$10 per ton, and land at \$700 to \$1,000 per nere, which last are the ruling prices here.

There are quite a number of successful manufactories (powder. onper, thour and saw nulls) in operation near Santa Cruz, which are driven by water power, and probably there is room for more there. The mountain streams of the Coast Range have the present disadvantage, however, of not being connected with the city by railroads, but this will not always be the case.

The Sacramento Valley, Railroad rous close by misurpassed water power in the American river, and the Central Pacific roadruns either close to or actually along the banks of the Yuba, the American and the Truckee rivers. The water power in these rivers is not surpassed probably in the world; that it is not utilized now, when railroads which carry native products at half price connect the rivers named with Sacramento and sailing vessels, is the strongest comment upon our want of enterprise and foresight. These advantages, which are now to be had for the taking, we pass over, and probably we will keep our eyes closed to them until the advent of strangers when the Pacific Railroad is completed. Then they will be snapped up from, us; and when it is too late, as in the case of the Pacific Railroad. enterprise, we will regret our folly and petulintly cry out about

Some short-sighted persons doubtless will think that we are not benefitting city land by recommending that of the country, but we are not guided by such short-sighted views.

1.100

Three acres Ryan and Chard Tract.
North side Tehana, 365 feet east of Ninth, east 20x75......

Let us help to develop the unmatched resources of the country. By that means we will best build up the city. Had we actedupon this principle some time ago, our real estate would have. been worth much more to-day than it is, high even as present prices are, and a few energetic Sacramentans would not have been allowed to fight out the Pacific Railroad battle alone and reap the profits which will soon spring from it.

New Plan for Paying the Debt.

The sum of two cents placed at six per cent, interest and compounded annually, will in one thousand years, amount to \$404. 540,654,205.600,000,000,000. Secretary McCultoch recently received a letter from a lady in Baltamore, stating that she had been informed that the interest on two cents for a thousand years would pay off, our public debt. She had not made the computation, and could not speak positively, but if this is the case, she could not see the utility of so much talk about repudiation, when the payment of the national debt is only a matter of two cents and a question of time. She was wifling to furnish the principal for that purpose, and accordingly enclosed two cents, which she requested should not be deposited to swell the conscience fund, but should be placed at interest for the liquidation of the public debt. .

The Great City.

unt of wealth centred in and around the city of New York may be appreciated from the following exhibit as appearing in the report of the Board of Equalization, made

eptember 3, 1000	man a	b		
County.	Real Est.	Per. Prop.	Aggregate.	1
ings	. \$129, 198,066	- \$ 21,476,981	\$ 150,975,047	
ew York	555, 117,062	276,389,451	931,936,513	
ichmond	6,514,126	670,410	7,187,536	
estchester	39,887,155	7,557,508	47,444,661	
otal	\$731, 344, 409	\$106,097,348	\$1,037,143,757	

The inagnitude of these figures may be seen by a comparison of them with the totals for the whole State, thus ;

	Real Est.	Per. Prop.	Augregate.
Whole State		\$408,685,254	\$1,766,089,140
Above Counties	731,346,469	306,097,348	1,037, 143,757
Rest of State	\$596,057,477	\$132,587,906	\$728,645,390
So that that city a	nd vicinage hav	e about five-	ninths of the
whole wealth of the	State.		

King's County Brooklyn', Taxable Property.

The Board of Assessors of King's County have nearly com pleted their estimates of the valuation of the taxable property in the various wards in Brooklyn, by which, as far as ascertained, the real and personal property in the several wards are as follows:

P 3	70 1		
fards.	Real.	Personal.	Total.
	. • • T, 018, 525	\$4,687,500	\$9,708,025
1)		1,621,374	5,370,574
3	. 9,700,300	5, 120, 696	15, 123, 996
- 4	5,686,975	1,327,500	7,014,375
5	3,101,025	150,000	3, 251, 025
6	. 11,779,455	2,421,300	14,200,755
- 7	. 7,274,315	491,200	7, 707, 735
8		37,500	2,682,504
9	4.081,902	232, 500	4,314,402
20	. 10,755,388	604,500	11,7158,388.
I1		379,500	6,619,950
111		441,4410	5,924,120 -
13,	7,314,575	=2,014,379	9,.128,954
14	3,652,4511	****	3,652, 153
, 15		33f060	2,682,218
16	. 3,340,140	8,500	3,348,940
17.	J. 351 ,377	175,000	4,026,877
20	9,5H9,2HH)	1,140,800	10,733,090
31	8.520 707	16,180	8,766,887
20	6,384,355	55,931	6,414,286
	\$128,350,029	\$18,964,760	\$142,115,054

High Prices of Lumber-Need of More Saw Mills.

We give elsewhere, and mean each month to continue the publication of the prices of the various kinds of lumber, which are used in the erection of houses here, frame ones especially. A glance at this list will show that all descriptions of lumber and scantling are very high at present. Whether these high prices are the result of a combination among the lumber dealers, who are thoroughly united, or whether they result from the inadequacy of the saw-mills of Priget Sound and other places to supply the present unexampled demand here for building material, we can not say. We believe both causes are operating to produce high prices. Although the rainy senson is upon us, many new, buildings are constantly being started. As we elsewhere state, too, the demand for that class of frame houses which yields their owners the best rate of income largely exceeds the supply. It is almost certain that building will be more active in the Spring than it ever has been before, that is, if owners can get plentiful supplies of lumber at anything like reasonable rates. More sawmills must be put in operation in the timbered regions of the Coast Range, in Oregon, Puget Sound and in the Sierra Nevada. ever the business of supplying this market with lumber paid, it is doing so now, at the high prices which prevail: Let those who are casting about for profitable openings for investment, see if they can not make money by erecting saw-mills in some of the localities mentioned.

Sun Joaquin County.

The assessed value of property in San Jonquin county for 1868 is nearly a million dollars more than last year.

Siskiyou County.

The total assessed value of the property of Siskiyou county for 1867 was \$1,578.538. The total assessed value for 1868 is \$1.361,144 03, thus showing an increase in the assessed value of the property this year, over last, of \$282,609-03.

The Squatter Riots on the Potrero.

During the month of November, a number of notorious squatters engaged in a war for possession of certain water property on the Potrero. The city authorities did everything possible to aid these rascale. When some of them were arrested for discharging fire-arms, they were immediately released upon straw

bail, and for fear the gentle lambs might hurt each other, when they returned directly to the disputed territory, a posse of our small police force was detailed from necessary duty in the city to watch them. Just as if it would not be the very best thing which could happen to a community if these fellows made away with each other. The proper course for the authorities is, to have their official eyes studiously turned in another direction while these fellows are settling their disputes, and killing each other. To indulge in the expectation that justice will ever bring these notorious law-breakers to punishment, we all know is out of the question. Our courts and statute hooks have no terrors whatever for them. They have slapped law so often in the fine with impunity, that they have eraced to pay any attention to it.

Condition of the Lumber Market,

At present and for some time past, lumber of all kinds has been very scarce. The demand, for building purposes in this city, has been, we believe, unprecedented, despite the restraint which has existed in the shape of extremely high prices. In addition to supplying local wants, the mills upon which we depend supply the southern portion of the State, and all the lumber imported by Paeific Mexican ports and the Sandwich Islands. Australia and Pacific South American ports are also large consumers of our lumber. The fatter are just now importing very largely from this coast, to rebuild the dwellings that were destroyed by the late earthquakes. There is the strongest probability that the local demand for building material will be greater next Spring than ever before, and as the means of supply are not increasing in anything like an equal ratio to the demand, it is fully anticipated that prices will keep very high. The southern counties of the State are very sparsely timbered. They are now being settled fast, and have this year drawn an increase of three to four times the amount of building material which they previously consumed. The demand from this quarter will grow largely each year. Owing to a rigid combination among the large dealers, the price of all kinds of lumber is always more nearly uniform perhaps than that of any other kind of merchandise. The lumber market has had no season lately; the business has been unprecedentedly active continuously for the past year, and the dealers have found it impossible, even with the most strenuous efforts, to keep sufficient stocks on hand. Annexed we give the present

JORBING PRICES OF LUMBER .- All rough building lumber is worth \$25 per thousand feet; finishing and flooring are worth-\$40 per thousand: rustic, \$45; girding, \$274; shingles, \$34 to \$41 per thousand, according to quality. Laths readily sell for \$7 per thousand : \$3.75 to \$4 is the usual price. Of late, many. builders have delayed finishing up houses for five, six and even eight weeks, vainly expecting an increased supply and fall in

PRICES PER CARGO. -Puget Sound and Oregon pine \$20 to \$21 per thousand feet: redwood, rough, \$20; surface and flooring, \$324; shingles, \$34 to \$4; laths, \$7.

The above facts show the necessity, which we speak of at greater length elsewhere, for the erection of more sawmills, to supply the greatly increased demand here and elsewhere; and to keep prices down to a reasonable figure.

The lot on the west line of Fourth street, commencing twentyfive feet south of Jessie, and having a frontage of fifty feet by a depth of seventy-five feet, has been leased, it is reported, for twenty years, at a monthly rent of \$280, for the full term. One half of the lot is held under a prior lease, which has seventeen months to run. The lessee pays \$50 per month, and has a frame house upon the ground. Upon the other half of the lot there is also an unexpired lease, having four years to run, the lessee paying a monthly rental of \$60. There is also a frame house upon this lot. Thus the fifty feet rents for only \$110 now, while the last lessee must pay \$250 from the present time. If he can buy the prior lessees out, he will be able to erect a frame house which will last for twenty years. Even at present prices, the lot was vacant, \$280 per month, or one per cent. \$25,000, is a low price for the use of it, while every year it is becoming more central and valuable. In ten years hence, the rent named will be really only a nominal one for this ground. At the expiration of the term the lessee has the privilege of buying it for \$70,000, at the rate of \$1,400 per front foot. This will be a dirt cheup price for the property, twenty years hence.

Good Cobble-Stone Pavement.

100

We have frequently asserted that a properly laid cobblestone avement was the cheapest, most lasting, and best one for this city. Such a thing as a well laid povement of this kind being, however, hardly ever found here, we have been heretofore unable to point to one to prove the correctness of our opinion: but we can do this now. A small section of such pavement was latey laid on Kearny street, west of the easterly crossing of Kearnyand Post streets. The cobbles are well shaped, they have a good foundation of mould, and are well bedded in with gravel. Thus laid, they make in this case, as they do in all other similar ones, a first class pavement, on which walking and driving can be indulged in with comfort.

----Searghers of Records Aiding Black Mail Titles.

We have always advised real estate purchasers to employ only good searchers of titles. But by good searchers, we do not mean persons whose only smartness consists in giving aid to even the most notorious blackmail titles. There are a few fossils in the business here, possessing little knowledge of it and less of law, who reject a title for the most trifling reason. So long as any kind of a pretended claim is set up, thèse searchers refuse to pass the title, unless the real owner submits to being swindled by purchasing an utterly useless deed from some rascal who follows the business of stealing in such a way that he is safe from incarceration in prison. Many people suspect that the searchers alluded to must be acting in concert with the blackmail title holders, else they would not give them such aid in preying upon the community.

San Francisco Pueblo Land Company,

A certificate of the incorporation of the San Francisco Pueblo Land Company was filed in the County Court lately. The object of the company is the recovery of the Pueblo lands belonging to the citizens of San Brancisco, and the division of said lands among the stockholders. The capital stock is \$5,000,000, divided into shares of \$250 each.

THE VERY BENEVOLEND ASSOCIATION. - The certificate of neorporation of the above company has been filed. . The ostensible object is the furnishing of every poor man in the city with an unlimited number of twenty dollar pieces: the real object is the barefaced swindling of the same class. The trustees, having had successful experience in this business before, believe that there is yet gullibility enough left in the city to pay for the working of the old lead; capital, unlimited brass, cheek and promises. The day upon which the latter will be cashed, is not immediately

Scareity of Houses.

In the last issue of THE CIRCULAR we spoke of the scarcity of frame houses of, six to eight rooms, worth \$40 to \$60. This scarcity has since been increased by the usual influx of strangers from the East, and of those who always come from the interior to winter here. The earthquake, which drove people out of high brick hotels and buildings into frame dwellings, also, had much to do with making such houses scarce. Rents are rising, landlords are getting very independent, and owners are beginning to find that private property will yield a fair income. Owners of vacant lots in any convenient locality, but especially inside of Earkin and Ninth streets, should not let their ground lie idle when houses are in such active demand at high rents. Many are deterred from erecting, houses at present by the unusually high price of lumber and the increased expense upon building which the eight hour law entails.

Information Wanted, ...

Some months ago a few persons went around the city purchasing tots on Mission street, between First and Second, and on a line parallel with Sansone street, from Market to Folsom. The movements of these parties were intended to be as cautious as those of a cat in approaching a mouse, or a garroter descending upon a victim. A "big thing " was on hand. Buzaars similar to those of Paris and other continental cities were to be erected on Hission street, and Sansome street was to be extended southward. These schemes were "sure things." Strange to say, however, not a word has been heard of them for some months. Will some one be kind enough to tell us if they are dead or only hibernating. A few purchasers who were in the secret-" in the ring," in fact-paid extremely high prices for lots in the localities mentioned, in the full belief that there would be no slip up in the programme. We feel lauxious about these gentlemen. Are they still satisfied with their purchases ? Were they bitten or not? What is their present opinion of bazaars and street extensions? We want to know.

The Pueblo Lands,

In the matter of the Pueblo land surveys, John W. Dwinelle, special counsel for the city has filed the following objections to the United States survey in the office of the Surveyor-General: First-That the tract of swamp land lying north and northwest of Brannan street, being the overflowed tract extending both sides of the old Russ Garden, and beyond the plank road on Mission street, had been excluded from the survey, and consequently, if the survey were approved and made final, all the occupants of 100-vara lots included under that survey, and holding titles, as they supposed/under Alcalde grants, would be turned over, without title, to the State, as squatters on swamp lands. Secondly-That all the occupants around Mission Creek, whether under Alcalde grants, or under the Van Ness Ordinance, would

out under the superior title of the State. Thirdly-That all the occupants of mursh lands at the Presidio, 10, and the mouth of Islais Creek, would also be turned into squatters on swamp lands under the State, instead of holding

also be turned into squatters on swamp lands, liable to be turned

titles in fee under the city of San Francisco. Fourthly-That the survey is lacking in four or five miles of

superficial area, owing to the fact that by the Mexican law, all sandy and desert wastes are to be excluded from the computation of the measur/ement, which would carry the southern line of the survey to Buri-Buri Rancho.

It has been a matter of extreme difficulty to prepare the pa-pers resisting the United States survey, as, according to Judge Field's decree, it was necessary to show the "ordinary high water mark, as it existed on the 7th day-of July, in the year 1846." Affidavits have been obtained, however, from ex-Mayor. Henry F. Teschemacher, and Alfred Robinson and Charles Brown who were residents of the city on and prior to the 7th day of July, 1546, and from Wm. P. Hamphreys, City and County Surveyor. who was resident in San Francisco in 1849, and Augustus F. Rodgers, Superintendent of the Coast Survey on the Pacific, since 1349, and also from other old residents, which prove beyoud question, that the line of ordinary high water mark, on the date ubove mentioned, included the tracts of land north and east of Brannan street, and also all the lands marked Salt Marsh, at the mouth of Mission Creek, the vicinity of Islais Creek, and adjoining the Presidio.

Rooting Materials.

It is the experience of all house owners here that an asphaltum roof is the poorest kind of a roof. It almost invariably melts and runs in Summer and leaks in Winter, and is therefore, finally, the most expensive, and always the most troublesome. Where flat roofs are chosen, the proper material for them is the best block tin. The under side should be painted before the roof is laid, and the upper side after the laying is finished. Roofing of this material, prepared in the manner described, is almost everlasting. A shingle roof is, however, much the changest, and lasts well also, and for these reasons it is probably the best. It certainly is the kind of roof most in favor just now.

CORRECTION. - In our last issue we published a sale on Second street. The property was described as being 175 feet south of Townsend; the correct description is 175 feet south of Harrison.